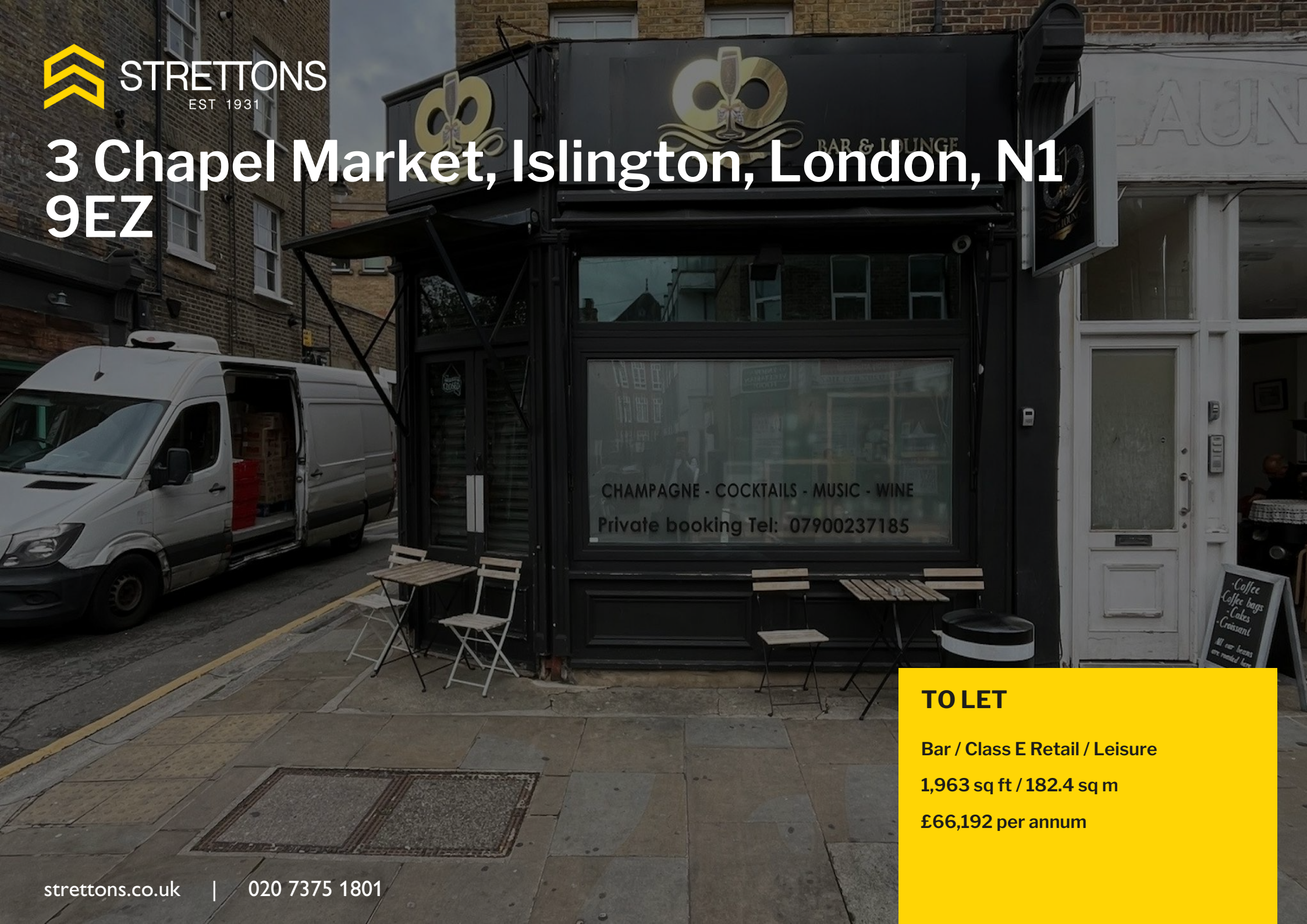


# 3 Chapel Market, Islington, London, N1 9EZ



## TO LET

Bar / Class E Retail / Leisure

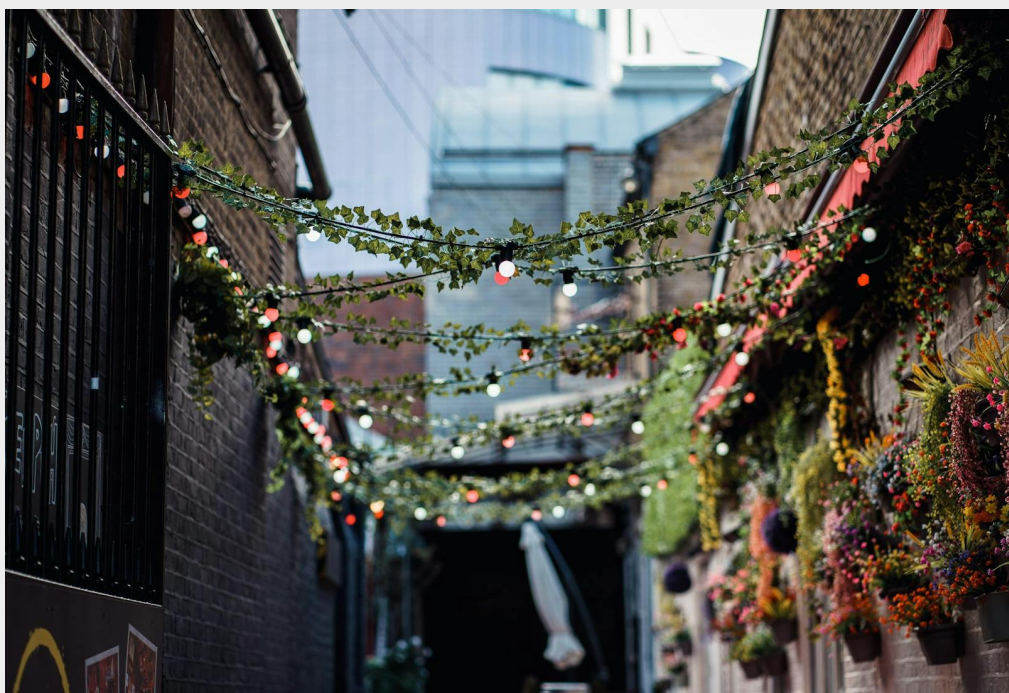
1,963 sq ft / 182.4 sq m

£66,192 per annum

# Recently Refurbished Bar in Chapel Market - Lease For Sale



- An assignment of a Full Repairing and Insuring lease
- Premium - £50,000
- Benefits from E class use with a 3am Licence
- Recently refurbished
- Prominent corner position
- Residential letting income £24,000 pa for the 2nd & 3rd floors
- 3 phase electrics
- Electric security grills
- Air conditioning

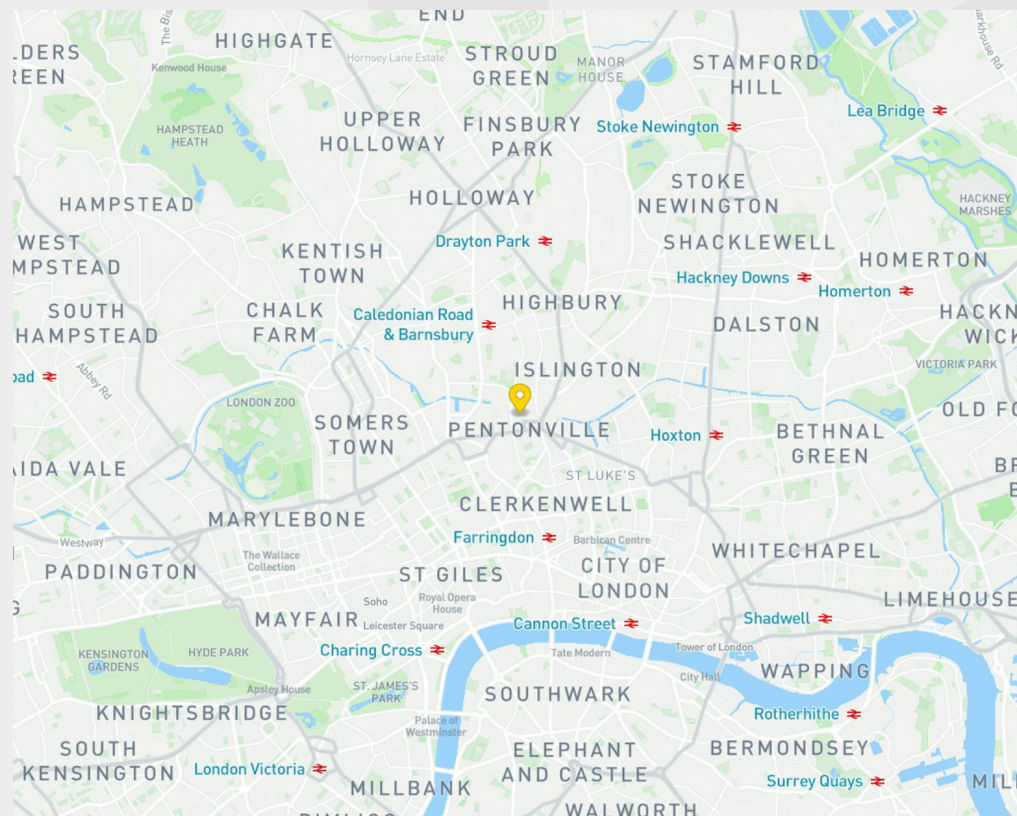


## Description

The premises have recently had a refurb the bar trades over ground floor and basement benefiting from a prominent corner position. The ground floor space accommodates approximately 20 covers with a bar. The basement has a bar with a DJ booth, for approximately 70 people. On the first floor there are customer toilets and storage. The 2nd and 3rd floors are residential, let at an annual rent of £24,000 pa which is payable to the tenant. To supply with or without a table provision at the following hours: Monday – Saturday 10:00am – 3:00am, Sunday 12:00pm – 1:00am

## Location

This premises are located on Chapel Market situated off Liverpool Road at one end and closer to the junction of Penton Road at the other end. Chapel Market is a prime dining, drinking and shopping destination for both affluent residents and local workers. Nearby occupiers include McDonalds, Hot Stone, Mercer and Co, Little Viet Kitchen to name but a few.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Availability
Ground	400	37.16	-	On Application	Available
Basement	1,000	92.90	-	On Application	Available
1st - 2nd & 3rd Flrs	563	52.30	-	On Application	Available
Unit - Total	1,963	182.37	£66,192 /annum	£19,461 /annum	Available

### Tenure

Assignment

### EPC

Has been commissioned

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

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#### Further Information

[View on Website](#)

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