

196 Essex Road, Islington, London, N1 8LZ

TO LET

Restaurant

1,659 sq ft / 154.1 sq m

£47,500 per annum

Prominent corner character restaurant opposite Essex Road station to let



- New lease direct from the landlord
- E class use
- Many original features
- Alcohol with food to 11.00 p.m.
- Wood floors
- Fitted kitchen and bar
- Extraction
- Air conditioning

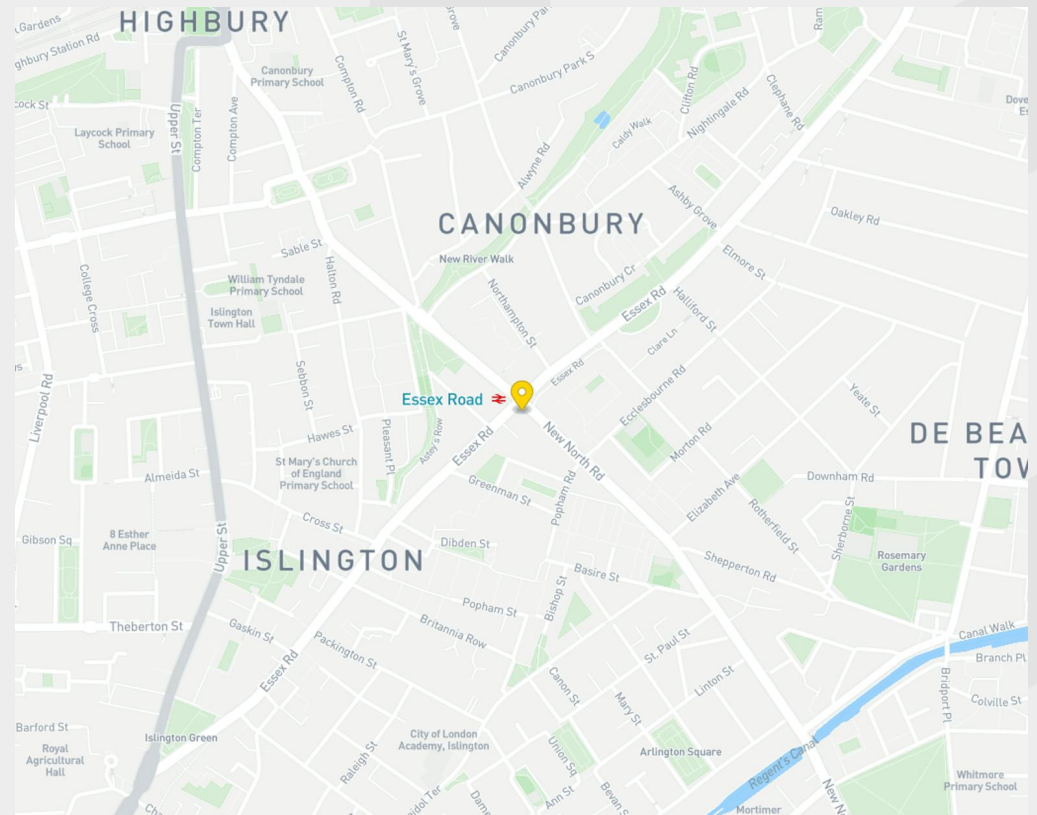


Description

A corner plot consisting the ground floor and basement of a character 4 storey mixed use terraced building on the busy Essex Road. The unit retains much of its original charm with original tiles, fireplace and coving in situ. The return frontage offers great natural light and street presence. The kitchen, wash areas and bar are on the ground floor with WCs, alcohol storage, fridge/freezers and dry storage in the basement.

Location

Prominently located on the corner of Essex Road and New North Road and at the junction with Canonbury Road opposite Essex Road station (Northern City line). Local occupiers include River Place Health Centre, Ocean Wine, May Tailoring, Hungry Bikes and Floor Direct to name a few.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Basement	574	53.33	-	-	-	Available
Ground	1,085	100.80	-	-	-	Available
Unit - Total	1,659	154.13	£47,500 /annum	£17,649 /annum	On Application	Available

Tenure

New Lease

EPC

B

VAT

Not applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



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