

Islington, London N1

18-26 Essex Road

Bar/Restaurant Opportunity



Location

The subject premises occupy a prominent corner position on Essex Road, in close proximity to Islington Green and a short walk away from Upper Street and Angel underground station.

Nearby retailers include **Jolene**, **Bellanger**, **Noci**, **Reiss**, **Nuffield Health** and **Planet Organic**.

Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Ground Floor	4,363 sq ft	405 sq m
Basement	2,909 sq ft	270 sq m
Total	7,272 sq ft	675 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	£92,000
Rates Payable	£47,104 p.a.

Interested parties are advised to make their own enquiries to Islington Council 020 7527 2000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

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50 metres

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Experian Goad Plan Created: 07/09/2023

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