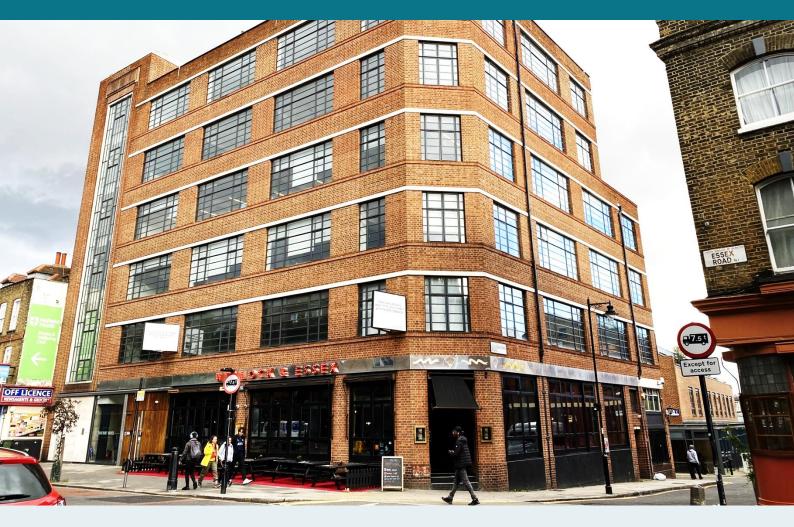
Islington, London N1 18-26 Essex Road

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

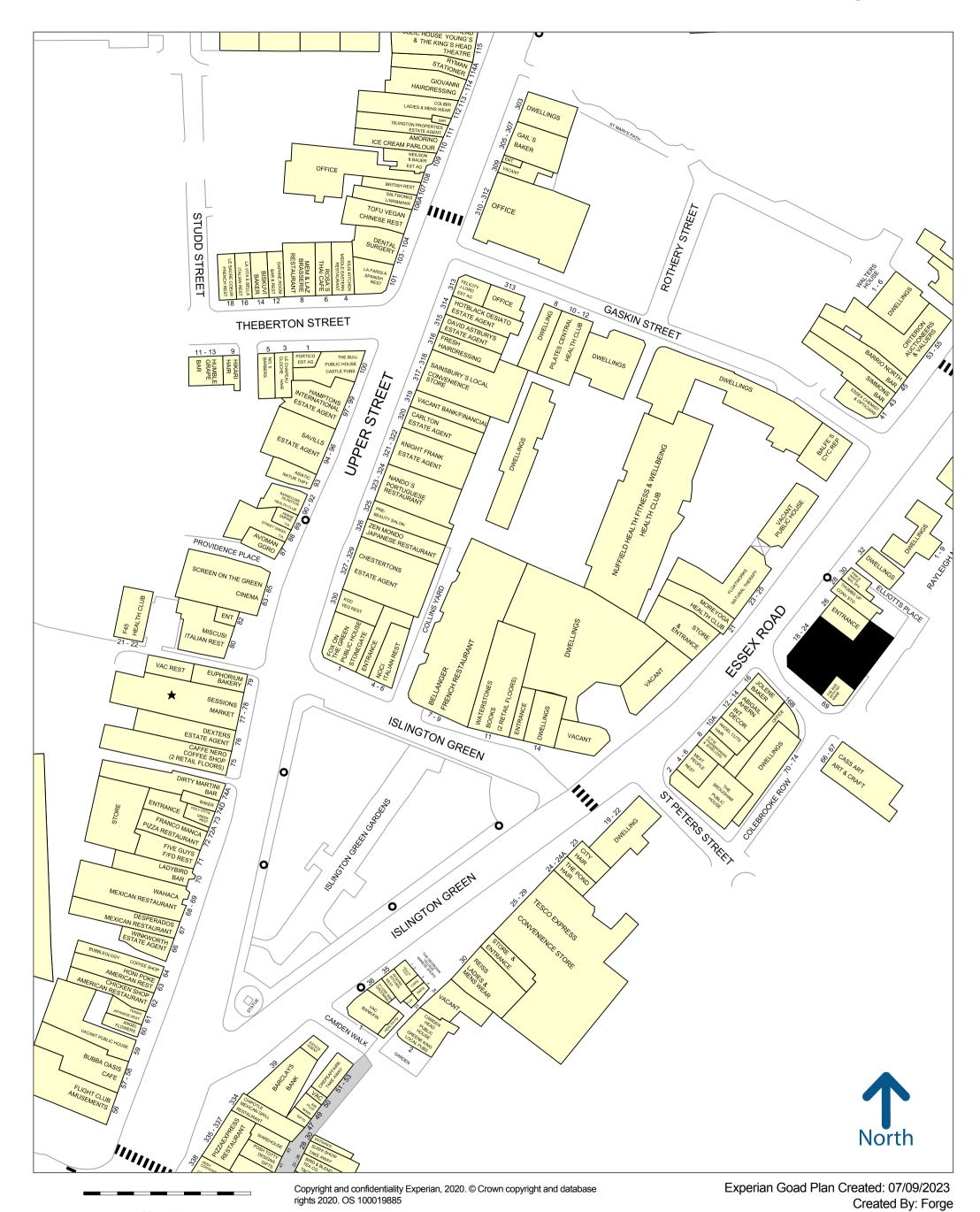
Available upon request.

For further information or to arrange a viewing please contact:











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