



STRETTONS

HARMACY

41

BAR & COCKTAILS

43

45

43 Essex Road, Islington, London, N1 2SF

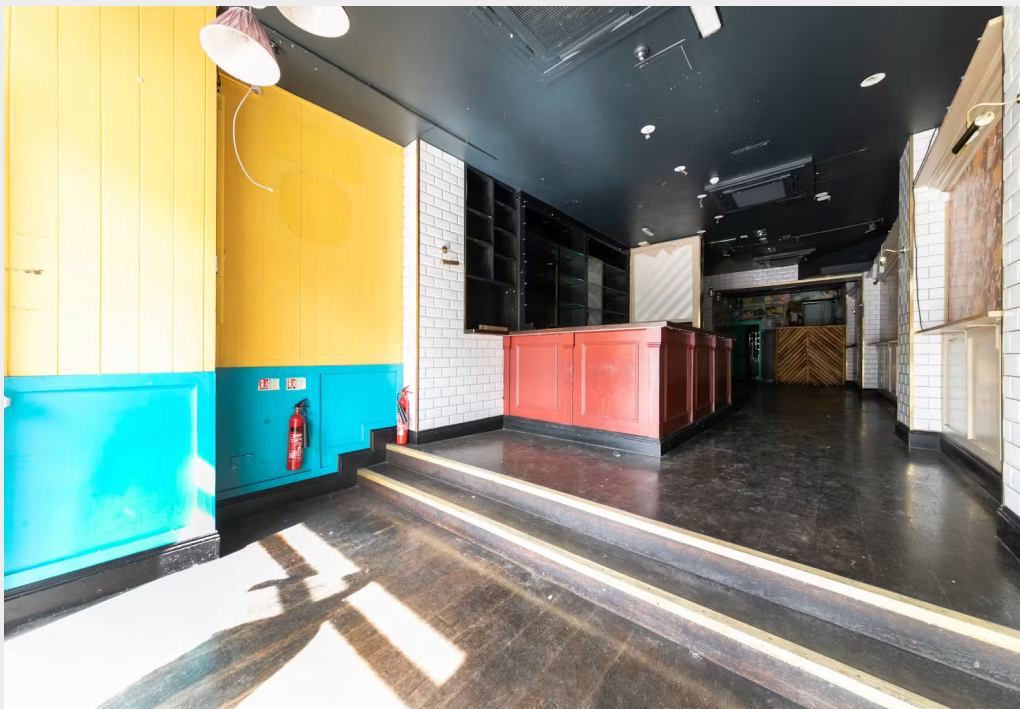
Bar, Class E Retail / Leisure To Let | £54,000 per annum Premium £75,000 | 723 sq ft

020 8520 9911
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**New Lease for Sale
Bar in Central
Islington. Premium
£75,000 for the
benefit of the new
lease, late, alcohol &
music licenses.**



- Alcohol & late License
- Beer connections & Coolers at rear , accessed visa side entrance
- Air Con
- Close to Angel & Essex Road Stations
- Large glazed doors opening on to Essex road
- Outdoor seating (Subject to permissions)
- DJ Booth
- WCs

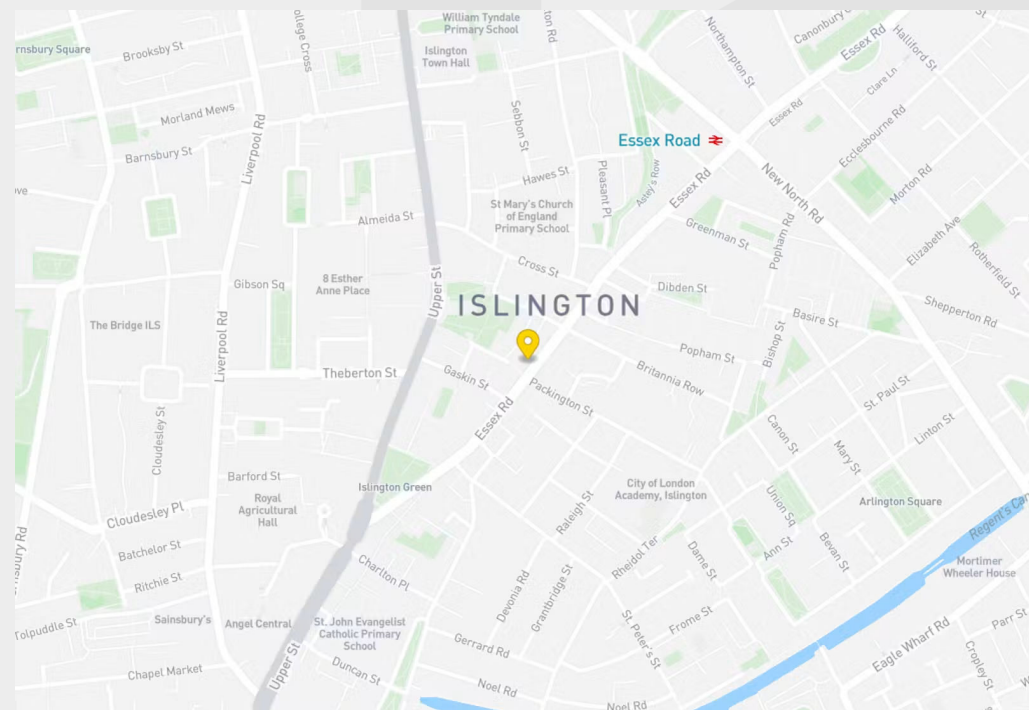


Description

A mid-terraced building, ground floor bar formerly trading as Simmons Bar. The premises benefits from wide glazed doors opening on to Essex Road where the previous tenant had outdoor seating. There is a bar, air con, wooden floors, beer storage and cooler at rear with side loading. Licensing Hours: Friday & Saturday to 3.00 am. Sunday & Thursday to 1.00 am. Monday – Wednesday 0,00pm.

Location

Located on the busy Essex Road close to the junction with Gaskin Street and almost opposite its 'junction with Packington Street. This is the "Angel end" of Essex Road, near to Islington Green, its junction with Upper Street. Local occupiers include Balfe Bikes, More Yoga, Barrio, Loaf, The Old Queens Head and many more cafes, independent retailers very close to the amenities on Upper Street. Angel Station (Northern), Essex Road (Great Northern) stations are nearby, and numerous buses serve the area offering great connectivity across London.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Building Type	Sq ft	Sq m	Rent	Rates payable	Availability
Ground	Bar	723	67.17	£54,000 /annum	£10,800 /annum	Available

Tenure

New Lease
Premium £75,000

EPC

D

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information
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