



220 St Paul's Road

London, N1 2LL

Inslington Renstaurant/Wine Bar Lease For Sale

525 sq ft
(48.77 sq m)

- Lovely Profitable Restaurant/Wine Bar
- Great neighbourhood Location
- Low Rent
- Busy Pitch
- Fully Fitted

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Summary

Available Size	525 sq ft
EPC Rating	Upon enquiry

Description

Fully fitted restaurant and wine bar laid out to accommodate approximately 20 covers over ground and first floors with storage in the basement.

Location

Restaurant and wine bar premises in a great neighbourhood location close to Highbury and Islington station. The area benefits from many long established, independent retail and restaurant businesses as well as the nationals

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	350	32.52
Basement	175	16.26
Total	525	48.78

Tenure

Lease expiring in approximately 7 years. Potential new lease available.

Passing Rent

Approximately £16,000 per annum exclusive.

Premium

Offers in the region of £100,000 to include fixtures and fittings.

VAT

All prices quoted may be subject to VAT if applicable.

Planning/Licence

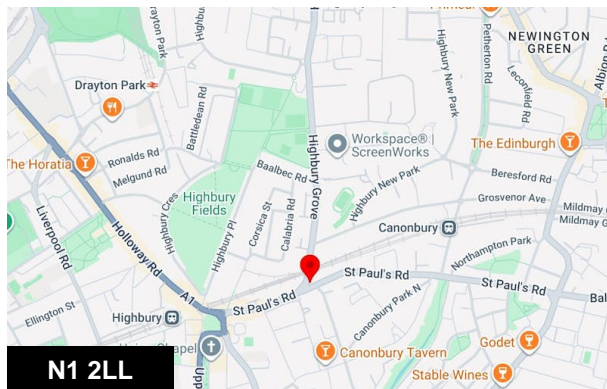
The premises benefit from Class E planning use with a premises license allowing alcohol to be served on the premises with or without food and off the premises with food only, until 23:00 every day of the week.

Confidentiality

Highly confidential, staff are unaware and must not be approached.

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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