



- Assignment of an already existing lease
- Net internal area 110.3m² (1187.2ft²)
- A3 Licence

RENT:
£17,580 PAX
PREMIUM
£100,000



ESSEX ROAD N1
A3 RESTURANT TO LET

0208 444 3445
martyngerrard.co.uk

Description:

This Large A3 Restaurant situated on the very popular Essex road has been fitted out to an incredibly high standard with new seating and furniture recently added. The property also benefits from an alcohol license and rear garden space with potential to add father seating outside.

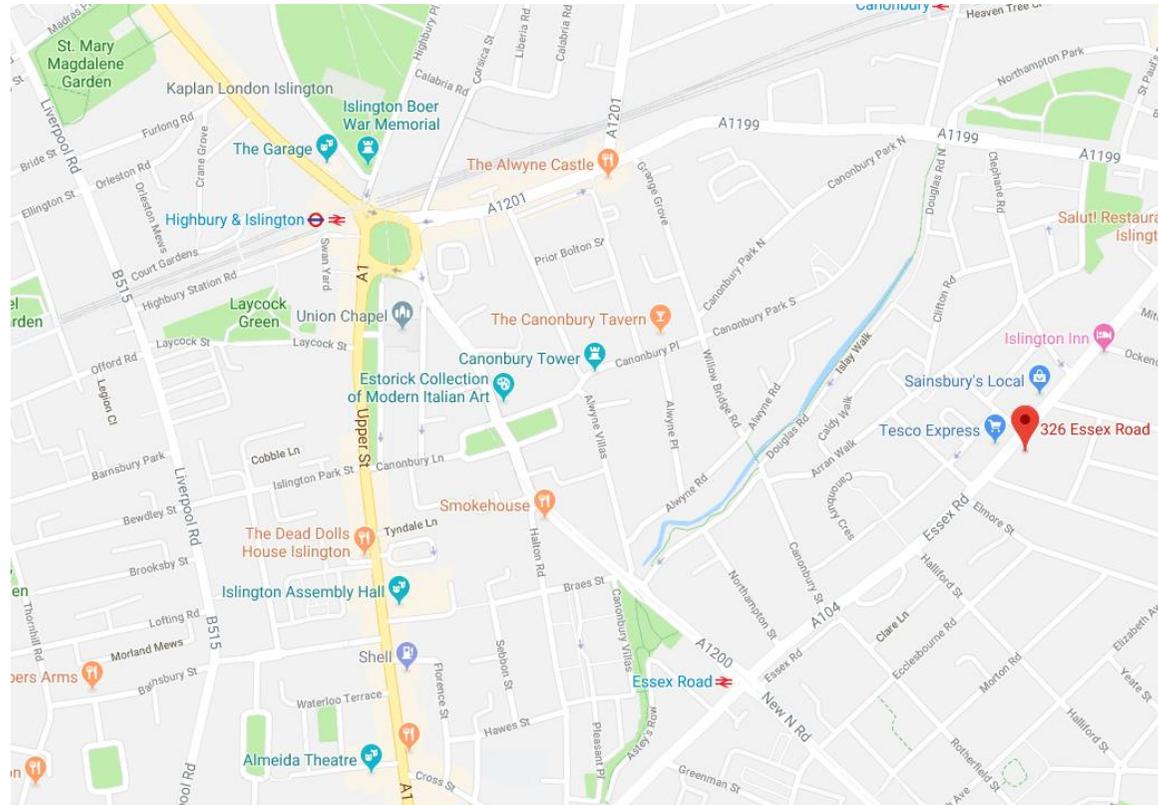
The property consists of a net internal area of 110.3m² (1187.2Ft²)

Location:

- Situated on an active thoroughfare in very close proximity to Essex Road Overground Station and Angel (Northern Line) tube station
- Benefiting from access to major road networks including the A1.

Local High Street:

There are a number of multiple retailers such as Barclays Bank, Chelsea Building Society and The Post Office . Also a number of smaller boutiques and retailers a short distance away.



Lease: Assignment of an already existing lease.

Rent: £17,580

Premium: £100,000

Business Rates:

Interested parties are invited to make their own investigation to confirm whether any small business or rate relief may apply

Conditions:

All parties responsible for their own legal costs.

References:

A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord

Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

- These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
- These details do not constitute any part of an offer or contract.
- All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
- All rent prices, fees and charges are quoted exclusive of VAT.
- Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.

