



489 Liverpool Road

London, N7 8NS

Supremely located Islington premises with outstanding corner frontage.

1,431 sq ft
(132.94 sq m)

- Large, period corner frontage.
- High ceilings throughout.
- Fully-fitted kitchen with cold storage.
- Outstanding 'speakeasy' fitout.
- Superbly located on the arterial Liverpool Road.
- Available immediately.

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Summary

Available Size	1,431 sq ft
Rent	£30,000 per annum
Rateable Value	£16,000
EPC Rating	D (94)

Description

A fantastic opportunity to acquire a superbly presented, bar & restaurant in a standout location on the Liverpool Road, N7. The immediate vicinity of the property offers a strong combination of both residential dwellings and a busy through road with Upper Street also within a five minute walk. The subject property underwent a significant renovation carried out by the tenant two years ago.

The property is in turn-key condition but could easily be reconfigured to suit a variety of occupiers within the Use Class E provision. In the nearby area are a variety of shops, restaurants and cafes to include The Duchess of Kent and a number of well-established, local businesses. This opportunity is currently tenanted and available to suit the incoming tenants requirements.

Location

The location is well served by nearby transport links including Dalston Junction (Overground) and Rectory Road (London Overground), In addition to this, there are numerous bus routes to all corners of London that are readily available and offer a regular service. Amenities are in abundance with Stoke Newington Road, Stoke Newington Church Street and Newington Green all within close proximity. These areas offer everything required for successful day-to-day operation with hardware stores, coffee shops, local supermarkets and delivery points being just some those available.

Terms

Price: £30,000 per annum exclusive.

Premium: £15,000.

Rateable Value: £16,000.

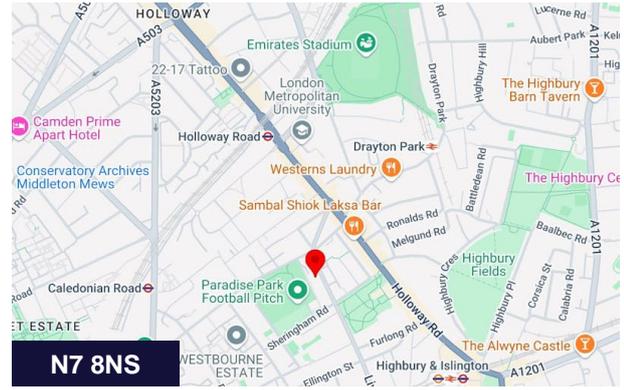
Rates Payable: c.£7,984. Please confirm this with the local authority (London Borough of Islington).

EPC: D (94)

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



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