



427 Caledonian Road

Islington, London, N7 9BG

**LANDMARK AND
ESTABLISHED HOTEL AND
PUBLIC HOUSE LOCATED
IN ISLINGTON.**

8,000 sq ft
(743.22 sq m)

- Substantial Freehold Building
- Recently refurbished throughout
- Independent 20 room hotel
- Self-contained public house
- Attractive capital value at just £375 p/sq/ft
- Full Vacant Possession

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Summary

Available Size	8,000 sq ft
Price	£2,950,000 Guide Price
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

This landmark corner Freehold presents a significant opportunity to both operators, investors and developers to participate in the rapid, continuing regeneration of Caledonian Road, N7. Enjoying a supreme position betwixt Islington and Kings Cross, this vast Freehold is part-arranged across 5/6 substantial floors with a recently refurbished 20 room en-suite hotel benefiting from private dining facilities to the basement floor and a public house with kitchen facilities accessed via its own private entrance.

There is potential for further development, subject to planning.

Location

This substantial period property is located close to the Barnsbury Conservation area, a relatively short stroll along the canal from the regenerated King's Cross and amenities of Granary Square as well as a few minutes' walk through to the leafy streets of Barnsbury. Enjoying intense capital investment as the area undergoes re-generation, the bars, restaurants and shops of Upper Street and Angel are all within close proximity. Commuting to the City is just a 25 minute walk and the nearby Overground station, bus links and cycle paths provide further convenient and fast transport options across London. There are many independent businesses on the doorstep and good recreational facilities including a local pool and nearby parkland.

Terms

RATEABLE VALUE: £69,000 per annum.

RATES PAYABLE: To be confirmed.

LOCAL AUTHORITY: London Borough of Islington.

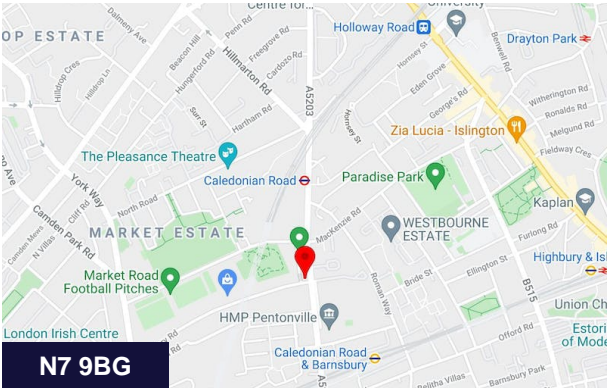
Note: We strongly recommend that you verify the rates within the London Borough of Islington's Business Rates department on 020 7527 2633.

VAT: The building is not elected for VAT.

POSSESSION: Full Vacant Possession on completion of legal formalities.

LEGAL COSTS: Each party is to bear their own legal costs.

VIEWINGS: Strictly by appointment through the SOLE AGENTS Winkworth Commercial.



Viewing & Further Information



Adam Stackhouse

07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk



Tom Lewin

020 7355 0285 | 07775 074281
tlewin@winkworth.co.uk

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