# 324 Essex Road London N1 3PB

Freehold Restaurant and Residential Investment

- Let until 2024
- Fashionable North London suburb
- 2 miles north of City of London
- Nearby occupiers include Tesco, Sainsbury's and William Hill
- Active management potential
- Half a mile from fashionable Upper Street
- First time on the market for approximately 40 years

Rent £32,000 per annum exclusive

lot 29



Miles: 2 miles north of City of London ¹/₂ a mile from Upper Street

Roads: A1, A10, A104
Rail: Highbury & Islington (Overground and Victoria Line Tube),
Essex Road Rail

Air: London City Airport, London Heathrow Airport,

London Stansted Airport

The property occupies a prominent position on the east side of Essex Road (Aroa). The area is a desirable and affluent residential location that has been subject to substantial recent residential developments, fashionable Upper Street is approximately 0.5 miles to the west. Nearby occupiers include Tesco Express, Sainsbury's and William Hill.

The property comprises restaurant accommodation on the ground floor with ancillary accommodation in the basement and residential accommodation on the first and second floors. The property also benefits from a large rear garden which is not included with the demise of the occupational lease and could be suitable for car parking (subject to consents and access rights).

Freehold.

VAT is not applicable to this lot.

Six Week Completion Period Available

# Tenancy and accommodation Unit/Floor Floor Areas (Approx) Tenant Reviews Rent p.a.x. (759 sq ft) (568 sq ft) Ground Retail 70.48 sq m NAJI KAABI 15 years from £32,000 2014 POUZEH (1) 29/09/2009 until 2024 on a full repairing and First/Second Residential Not measured Not measured insuring lease Garden **NOT DEMISED Totals** 123.27 sq m (1,327 sq ft) £32,000

(1) The tenant has made an application to assign the lease to the operator of the unit.

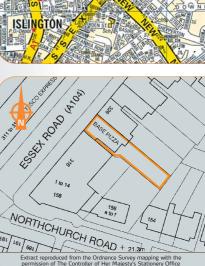
John Mehtab

Tel: +44 (o)20 7034 4855. Email: john.mehtab@acuitus.co.uk

Martin Szamfeber

Tel: +44 (o)2o 7034 4858. Email: martin.szamfeber@acuitus.co.uk www.acuitus.co.uk

O'Callaghan and Company
18 Bedford Row, London WC1R 4EQ.
Tel: +44 (o)207 402 6000.
Email: patrick@callaghanandco.co.uk
Ref: Patrick O'Callaghan.



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