

## 324 Essex Road London N1 3PB

## lot 29

### 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



### Location

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

### Situation

The property occupies a prominent position on the east side of Essex Road (A104). 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.

### Description

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).

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion Period Available

### Tenancy and accommodation

Unit/Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	70.48 sq m	(759 sq ft)	NAJI KAABI POUZEH (1)	15 years from 29/09/2009 until 2024 on a full repairing and insuring lease	£32,000	2014
Basement	Ancillary	52.79 sq m	(568 sq ft)				
First/Second	Residential	Not measured	Not measured				
Garden							
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.

### For further details please contact:

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