

lot 2

61 Chapel Market
Islington, London, N1 9ER

Rent
£45,000 per
annum
exclusive

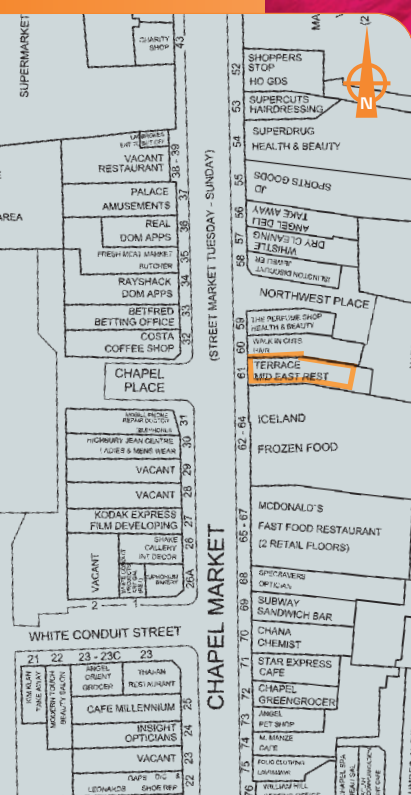
Freehold Retail Investment

- Let until 2034 (no breaks)
- Highly fashionable North London suburb
- Prominent position on a busy market street close to Angel Underground Station

- Nearby occupiers include McDonald's, Superdrug, Waitrose, Marks & Spencer and JD Sports



On the
Instructions
of



Location

Miles: Zone 1 Central London location
1 mile north of the City of London
Roads: Liverpool Road (B515), A1, A501 (Inner Ring Road)
Rail: Angel Underground Station (Northern Line)
1 mile London King's Cross (Mainline)
Air: London City
London Stansted
London Luton Airport
London Heathrow

Description

The property comprises a ground floor retail unit with ancillary accommodation at first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Situation

The property is prominently situated on the south side of the busy Chapel Market, home to the largest street market in Islington and some 200 metres from the highly fashionable Upper Street and Angel Underground Station. Chapel Market is a well established retailing street and benefits from high footfall. Nearby occupiers include McDonald's, Superdrug, Waitrose, Marks & Spencer and JD Sports.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	58.43 sq m	(629 sq ft)	INDIVIDUAL (t/a Terrace Turkish Kitchen) (1)	Approximately 20 years from 12/03/2014 until 03/06/2034 on a full repairing and insuring lease	£45,000	12/03/2019
First	Ancillary	28.33 sq m	(305 sq ft)				
Second	Ancillary	27.59 sq m	(297 sq ft)				
Total		114.35 sq m	(1,231 sq ft)			£45,000	

(1) Terrace Turkish Kitchen are a fully licensed restaurant offering classic Turkish ambience with fine dining.
(Source: www.terracekitchen.co.uk 14/11/2016)

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