

45 ESSEX ROAD

ISLINGTON, LONDON, N1 2SF



TO LET

Fully Fitted Restaurant
and Bar Premises

Late Night Licence

1,423 SQ. FT. - NIA

DESCRIPTION

This ground floor retail space, previously operated as a bar, features an open-plan seating area, a bar, customer restrooms, and a rear staff area.

The unit benefits from an external seating area at the front and a service yard at the rear, accessible via St Mary's Path, offering convenience for operations.

Ideal for a variety of businesses, this well-located property offers a flexible layout and excellent retail frontage.

Former operation photos for indicative purposes



SPECIFICATIONS

- SELF-CONTAINED
- FORMER BAR PREMISES
- OPEN PLAN SEATING AREA
- DEMISED WC FACILITIES
- PROMINENT FRONTAGE



Former operation photos for indicative purposes

INTERIOR PHOTOS

LOCATION

The property is located on Essex Road, mid distance between Islington Green and Essex Road Station. There are a great selection of cafes, bars, restaurants and shops around Islington Green, and both Angel Station and Essex Road Station are easily accessible.

- | | |
|-------------------------|-------------------------------|
| 01. THE OLD QUEENS HEAD | 10. OTTOLENGHI |
| 02. SIMMONS BAR | 11. ALMEIDA THEATRE |
| 03. TIERRA PERU | 12. CAMDEN PASSAGE |
| 04. AKARI | 13. THE DUKE OF CAMBRIDGE |
| 05. NOCI | 14. LITTLE GEORGIA |
| 06. SCREEN OF THE GREEN | 15. BUSINESS DESIGN CENTRE |
| 07. FIVE GUYS | 16. TRULLO |
| 08. FLIGHT CLUB | 17. THE REGENT |
| 09. CAMDEN HEAD | 18. ANGEL COMEDY @BILL MURRAY |



FINANCIALS

FLOOR

Total Size (sq.ft.)
Quoting Rent (p.a.) excl.
Service Charge
Estimated Rates Payable (p.a.)

GROUND FLOOR

1,423
£65,000
TBC
£21,956

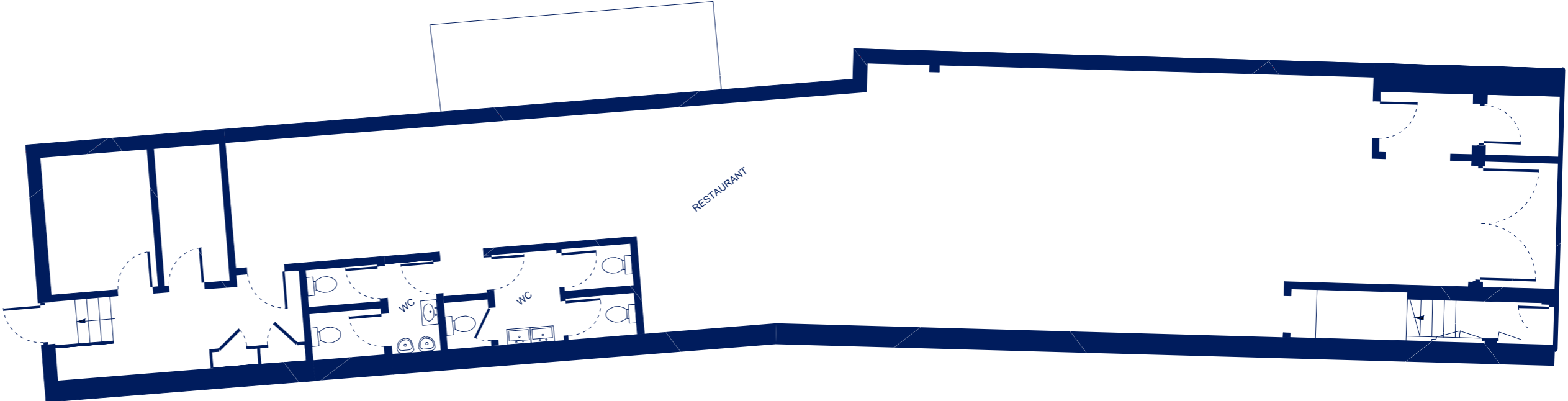
ESTIMATED OCCUPANCY COST EXCL. (P.A)

£86,956

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires

FLOOR PLAN

Not to scale
Scaled floor plans available upon request.



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The property is not elected for VAT.

LICENCING

Hours of operation permitted:
09.00am - midnight (Sunday to Thursday)
09.00am (Friday) - 01.00am (Saturday)
09.00am (Saturday) - 01.00am (Sunday)

[Link to Planning](#)

CLICK

www.rib.co.uk

RIB

ROBERT IRVING BURNS

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Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.
January 2025.