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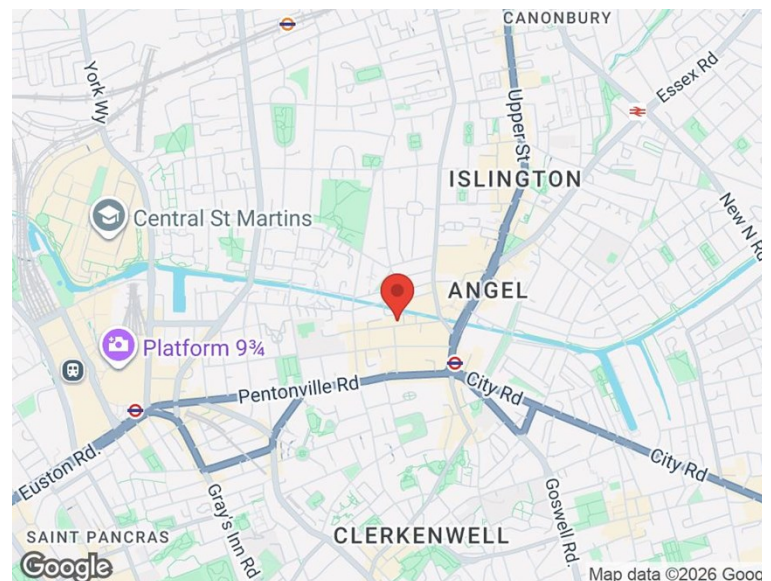
23 Chapel Market, London, N1 9EZ

A NEWLY REFURBISHED RESTAURANT UNIT IN ANGEL WITH A FULLY FITTED COMMERCIAL KITCHEN

TO LET

Area: 1,316.00 FT² (122.26M²) Rent: £50,000 per annum, exclusive of VAT / Premium £100,000

- Strong highstreet footfall
- Newly retro-fitted
- Bi-fold windows to the frontage
- 36 covers plus 6 external covers
- Open plan commercial kitchen
- Private office & dry storage
- x2 W/C's
- Air con & smoke alarm system





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LOCATION:

The premises are situated on the northerly side of Chapel Market, in a parade of shops and uppers, in between the junctions with White Conduit Street and Grant Street. The street hosts a vibrant market attracting significant footfall. Other businesses include, Mangia Bene (Italian), Guru Guru Saki Sushi Tender Stop, The Crown Fish & Chip Bar, Holy Cow Fine Indian Food, Café Millenium, La Real Paelle (Spanish), Chapel Market Kitchen Oyster Bar & Grill, The Chapel Market Tavern, Eye Sight Opticians, Sports Direct, Jazmin Thai Spa & Wellness, Angel Pet Supplies, Angel Flooring, Chapel Market Building & DIY Ltd, Green Valley Groceries and Ocean Catch Fishmongers. Public transport is accessed via Islington High Street (buses) and Angel Tube Station (Northern line approx. 340m).

LOCAL AUTHORITY: Camden Council

DESCRIPTION:

The restaurant is arranged over the ground floor and basement of a 3 storey, mixed-use, Victorian terraced building. The ground floor frontage is two-thirds glazed with bi-fold windows. The split-level restaurant area caters for approximately 36 covers, with a serving area and spacious fully fitted commercial kitchen with extraction to the rear. The basement comprises a private office, dry store, Ladies & Gents W/C's and a utility cupboard. There is also pavement seating up to 3 tables (subject to council licence).

The premises are in very good decorative condition having only recently been fully retro-fitted. Also benefiting from air conditioning, pendent lighting, engineered oak parquet flooring to the dining area and with a smoke alarm system.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	900.00	83.61
Basement	416.00	38.65
TOTAL	1,316.00FT²	122.26M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS: To assign the existing FRI Lease, which has been granted outside the Landlord & Tenant Act 1954. Lease details on application.

RENT: £50,000.00

RATES: Rateable Value: £22,500 per annum
Rates Payable: £9,720 per annum

SERVICE CHARGE: TBC

NB - We strongly recommend that you verify the rates with the London Borough of Camden's Business Rates Department on 0207 974 6460.

POSSESSION: Full vacant possession immediately on completion of legal formalities. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC: Available upon request.

CONTACT:

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