

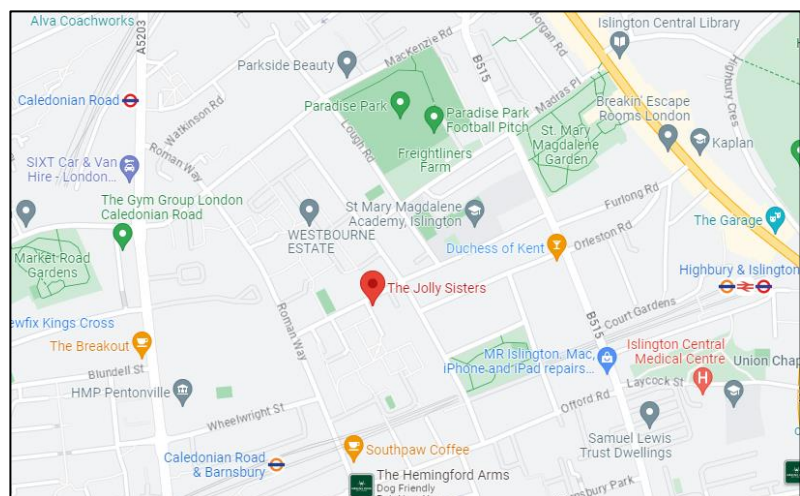


The Jolly Sister's, 95 Bride Street, London N7 8AX

Summary

- Substantial freehold for sale
- Prominent corner position
- Close to Highbury & Islington Station
- Vacant possession
- Potential development opportunity

Freehold Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Location

The property is located in Islington on a prominent corner position fronting Bride Street and Davey Close. The property is surrounded predominantly by residential dwellings.

The property has the benefit of good transport links with Highbury & Islington Station 0.4 miles east of the property, Caledonian Road & Barnsbury Station 0.4 south of the property and Caledonian Station 0.4 miles north of the property.

[Google Street View](#)

The Property

The property is a three-storey building of brick construction under a pitched tiled roof. The ground floor comprises of an open plan trade area served by a large single bar servery, for approximately 40 covers.

Ancillary accommodation at this level comprises of male and female customer WCs.

The basement provides cellarage and stores.

The first floor is private accommodation in the form of a domestic kitchen, lounge, shower room and WC. To the second floor there are two double bedrooms.

Tenure

Freehold.

Price

Offers Invited.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £5,750 as of the 2023 Listing.

Licensing

The Premises Licence permits the sale of alcohol from:

Monday to Saturday	10:00am to 01:00am
Sunday	12:00pm to 00:00am

Planning

The property has the benefit of Sui Generis Use.

The property is not Listed but does lie within St Mary Magdalenen Conservation Area.

All other planning enquiries please contact Islington Council.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.