

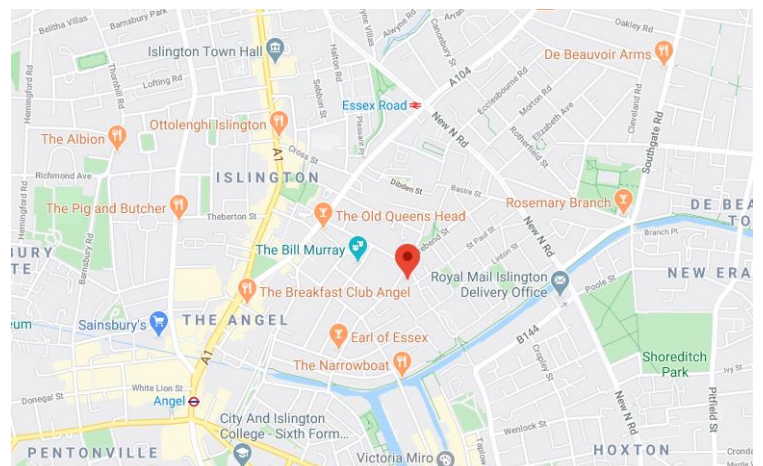


Packington Arms, 125 Packington Street, London N1 7EA

Summary

- Ground floor and Basement lock up
- Free of Tie
- Rent £60,000 per annum
- Mixed commercial/residential area
- Will look at all Uses

Nil Premium



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons:

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Connie Start
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Location

The property is located to the North end of Packington Street just off Essex Road in Islington, situated in a mixed residential and commercial location.

Islington is a vibrant area of North London benefiting from the recent redevelopment of the old post office depo. Nuffield Heath Club, Planet Organic, Costa coffee are all in close proximity to the property.

The Property

A ground floor and basement lock up property with private residential located above.

The property is in shell condition.

Trade

The property is closed

Terms

A new 20 year fully repairing and insuring lease

Rental offers sought of £60,000 per annum

Rates

The rateable value is £13,750.

Planning

The premises benefit from A4/ Sui Generis Use.

Licensing

The incoming tenant will need to apply for a new premise licence

EPC

An EPC will be provided upon request.

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.

Viewing

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