



## 9 Chapel Market, London, N1 9EZ

### Location

The premises are located on the pedestrianised Chapel Market, close to Angel Underground Station. The area benefits from a large residential catchment and a number of office workers in the vicinity. Islington is a thriving drinking and dining destination and benefits from a considerable amount of footfall. Local operators include The Chapel Bar, The Three Johns, Karens Diner, Islington Town House, Northwood Sports Bar, Chapel Market Roastery and numerous other independent operators.

For a greater understanding of the location please review the following link:  
[Google Street View](#)

### Description

The premises are arranged over ground floor and basement and are fully fitted as a restaurant. The ground floor comprises approximately 40 covers, open kitchen with extract and rear access. The basement consists of WC's and storage.

The approximate gross internal areas are as follows;

Ground Floor	600 sq ft	56 sq m
Basement	400 sq ft	37 sq m
<b>Total</b>	<b>1,000 sq ft</b>	<b>93.6 sq m</b>

### Tenure

The premises are available on a new lease for terms to be agreed.

### Rent

Rental offers in excess of £40,000 pax will be considered.

### Planning / Licencing

The premises benefit from E Class Use. There is a premises licence in place allowing the sale of alcohol at the following times:

Monday to Saturday	12.00pm to 23.30pm
Sunday	12.00pm to 23.00pm

### Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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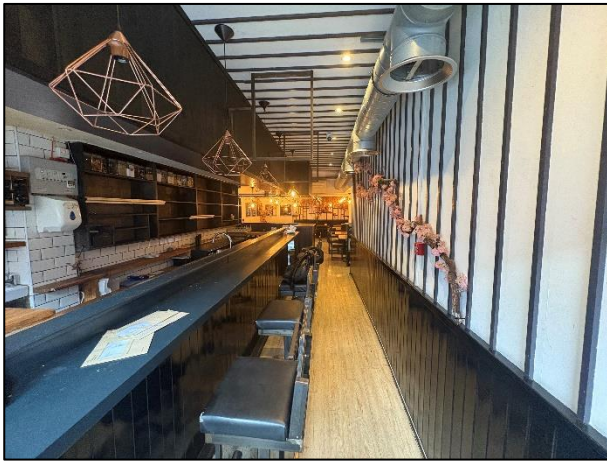
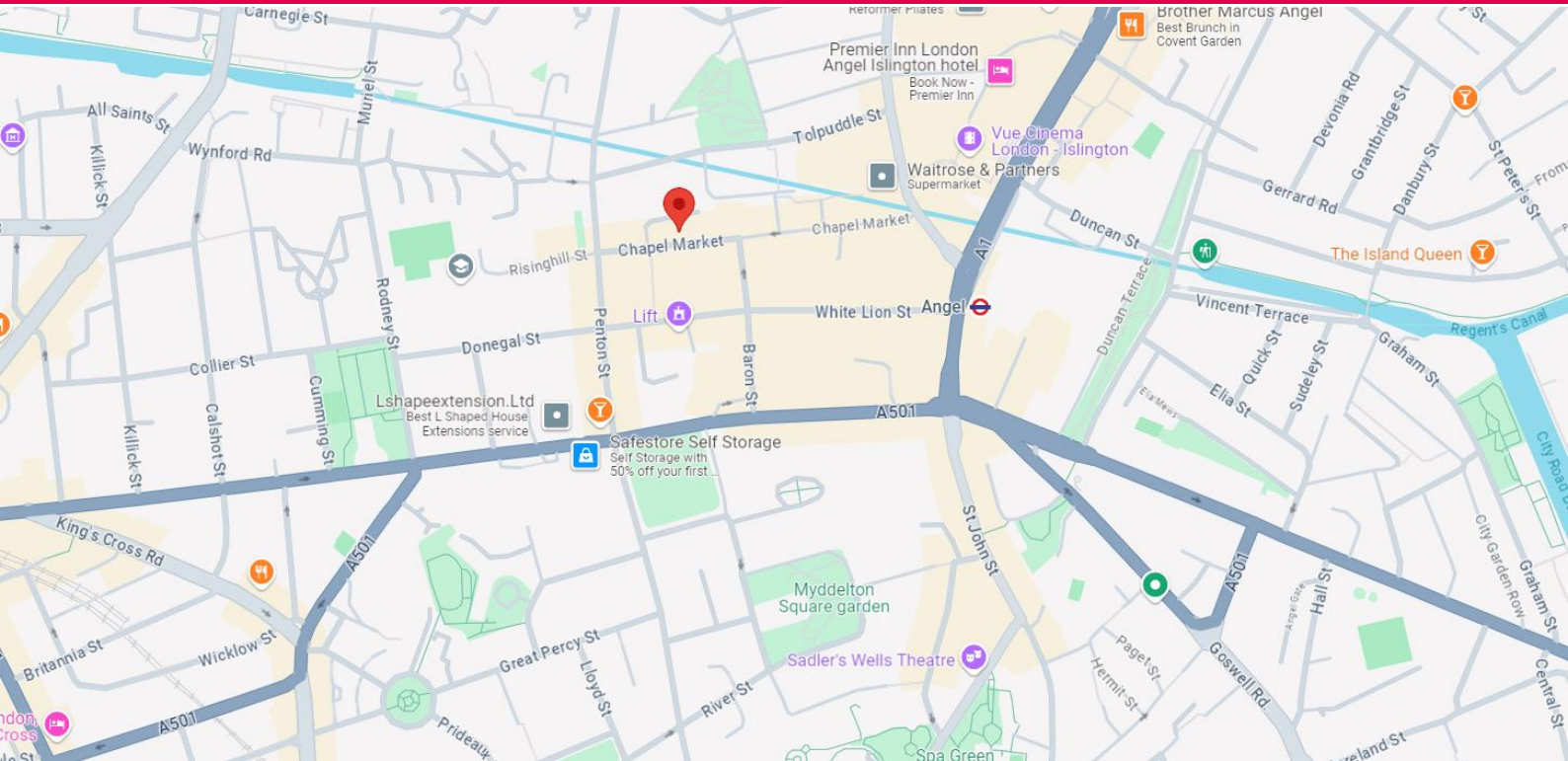
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