

17 EXMOUTH MARKET LONDON EC1R 4QD

LEASE FOR SALE
EXCELLENT A3 RESTAURANT PREMISES
FULLY FITTED WITH EXTRACTION



LOCATION

The premises are situated on Exmouth Market adjacent to Pizza Pilgrims and within close proximity to Caravan Cafe, Gail's Bakery, Caffè Nero, Moro, Macellaio, Cielo Blanco, Santore and Hummus Bros together with a number of other well established retailers and restaurants.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 15 years from 20 November 2015 subject to 5 yearly upward only rent reviews effective from November 2020 and 2025.

RENT

£60,000 pax

PREMIUM

Offers invited.

SERVICE CHARGE

Available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

LICENCING

The premises benefit from an existing premises licence that allows the sale of alcohol.

Monday - Sunday 10.00 - 00.00

ACCOMMODATION

The premises are arranged over ground and basement floors having the following approximate areas;

Ground Floor	440 sq ft	40.87 sq m
Basement	460 sq ft	42.74 sq m

RATES

Rateable Value		£27,750
UBR 2018/19		48.0p in the £
Rates Payable 2018/19		£13,320

Transitional relief has not been applied therefore interested parties are advised to verify these figures by contacting the local authority, London Borough of Islington 020 7527 2000.

EPC

An EPC will be made available upon request.

VAT

VAT will be charged at the appropriate rate, if applicable.

VIEWING

Strictly by appointment through the assignor's sole agents.

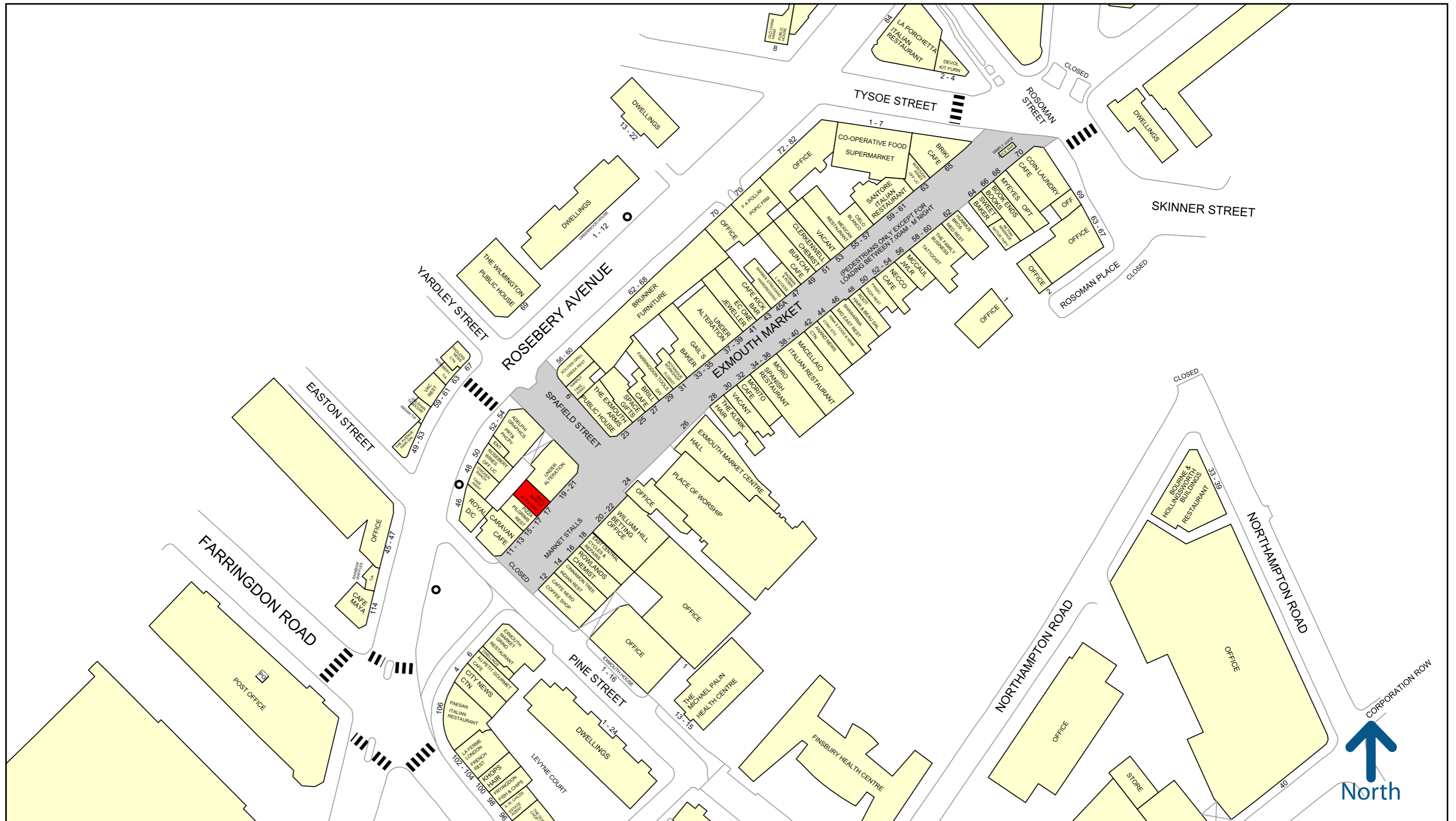
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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



50 metres

Experian Goad Plan Created: 17/05/2018
Created By: Stephen Kane and Co