

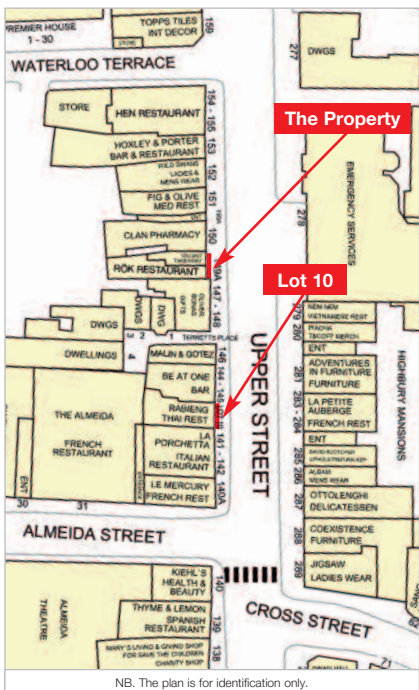
# London N1

## 149 Upper Street

### Islington

#### N1 1RA

- **Freehold Bar/Restaurant and Residential Ground Rent Investment**
  - Bar/Restaurant let to Remedy Bars Limited with personal guarantee
  - Lease expires 2022
  - Located within an established leisure area fronting Upper Street (A1)
  - Approximately 0.5 miles from Highbury & Islington and Angel Underground Stations
  - No VAT applicable
  - Total Current Rents Reserved
- £42,000 pa**



**Tenure**  
Freehold.

#### Location

Islington is an affluent and densely populated commercial and residential area approximately 1 mile north of the City of London. It benefits from excellent communications, being at the junction of the A1 (which links the City to the North Circular Road) and the A501, which links to King's Cross and the West End.

The property is well located, being within an established leisure area on the west side of Upper Street (A1), close to its junction with Almeida Street and Cross Street, the principal retail pitch and thoroughfare of Islington. The property is 0.4 miles south of Highbury & Islington Rail/Underground Stations (Victoria Line), 0.4 miles west of Essex Road Rail Station and approximately 0.5 miles north of Angel Underground Station (Northern Line).

Occupiers close by include Hobbs, Jigsaw, Topps Tiles, The Post Office, Pizza Hut, Kiels Health & Beauty and Be At One, amongst a number of other bar and restaurant operators.

#### Description

The property is arranged on ground and three upper floors to provide a ground floor restaurant and bar, a self-contained shop (currently used for storage) and a self-contained maisonette above which has been sold off on a long lease.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
149A & 149B Upper Street	Remedy Bars Limited (t/a ROK Smokehouse & Bar) (1)	Ground Floor 104.65 sq m (1,126 sq ft)	25 years from 01.04.1997 Rent review 01.04.2008 and every 4 years FR & I	£42,000 p.a.	Rent Review 2020
149C Upper Street	Individual	First, Second and Third Floor Maisonette	189 years from 24.06.1978	Peppercorn	Reversion 3014

(1) Remedy Bars Ltd were incorporated in 2006 and also trade from a restaurant in Shoreditch. Website: [www.roklondon.co.uk](http://www.roklondon.co.uk)

**Total £42,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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