

London N1

108 Pentonville Road

Islington

N1 9JB

- **Freehold Vacant Restaurant/ Takeaway**
- Situated on the busy Pentonville Road
- Future redevelopment potential (subject to consent) (1)
- Popular and vibrant North London location

Vacant



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 situated on the north side of the busy Pentonville Road, between its junctions with Penton Street and Hermes Street. Islington High Street (Angel Underground Station) is 0.25 miles to the east, whilst King's Cross and St Pancras International Stations are 0.5 miles west.

Occupiers close by include Safestore (opposite), Deliveroo (opposite), Tesco Express, Pentonville Rubber, Amana Trust Bookshop and Angel Food and Wine.

Description

The property is arranged on ground and one upper floor to provide a former pizza takeaway/restaurant to the ground floor together with ancillary accommodation to the first floor. There is a further room to the rear at first floor level which is accessed across the flat roof, which was not accessed on inspection.

The property provides the following accommodation and dimensions:

Gross Frontage	4.25 m	(13' 11")
Net Frontage	3.70 m	(12' 2")
Shop Depth	7.35 m	(24' 1")
Built Depth	14.60 m	(47' 11")
Ground Floor	54.25 sq m	(584 sq ft)
First Floor	44.40 sq m	(478 sq ft)
Total	98.65 sq m	(1,062 sq ft)

Tenancy

The property is to be offered VACANT.

VAT

Please refer to the Special Conditions of Sale.

Planning (1)

The property may be suitable for alternative uses subject to the necessary consents. All enquiries should be made via Islington London Borough Council. www.islington.gov.uk

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 71 Band C (Copy available on website).

