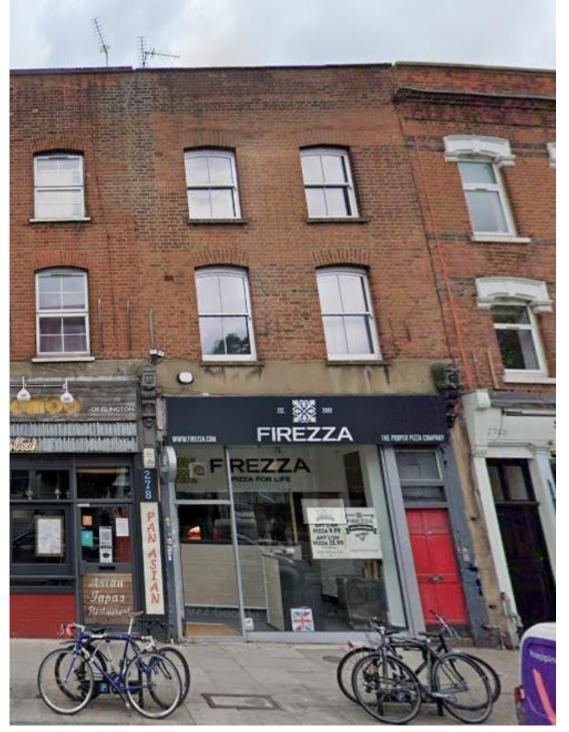
### \* HOT FOOD TAKEAWAY – SUI GENERIS\* 276 St Pauls Road, London, N1 2LH

# GN 2



# SUI GENERIS – HOT FOOD TAKEAWAY

276 St Pauls Road, London, N1 2LH

742 Sqft / 69 sqm

# GN 2 www.gn2.uk.com

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#### PROPERTY DETAILS:

276 St Pauls Road is located within close proximity from Highbury and Islington Station, with good public transportation links via overgound train, undergound and bus routes.

The premises occupy a prominent self contained pitch the fronting St Pauls Road over ground and basement floors the premises provides a well layed out takeaway unit. Currently fitted out from the previous use as a pizza unit the fixtures and fittings remain in situ.

#### Floor Areas:

Floor	SQ FT	SQ M
Ground Floor	352 Sq ft	32.70 Sq m
Basement	390 Sq ft	36.23 Sq m
Yard area	N/A	N/A
Total Area	742 sqft	68.93 sqm

Term: A new lease available held outside the Landlord and Tenant Act 1954 part II

- RENT: £32,000 pa
- Rateable Value: RV£17,250
- Service charge: A fair proportion covering building insurance and external repairs
- Premium : £10,000 for goodwill,F&F, lease etc

В

EPC:

#### Contact:

**Tim Powell-Harper MRICS** 

**Nick Moore MRICS** 

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