

**\* 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**

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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 overground train , underground 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

EPC: B

### Contact:

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