



## FORMER PUBLIC HOUSE ON A RESIDENTIAL ESTATE **SUITABLE FOR A VARIETY OF USES S.T.P.**

**Ground Floor (Gross) 1829 sq ft      170 M<sup>2</sup> Overall**  
**Plus Basement      1011 sq ft      94 M<sup>2</sup> Overall**

**72 PREBEND STREET, ISLINGTON, N1 8PR**

### **Location**

The property is proudly situated on the corner of Prebend Street and ColemanFields, in the **Arlington Square Conservation Area** and approached via Basire Street off the New North Road. The property is close to the Canonbury Estate. Essex Road Underground Station (National Rail) is within walking distance. Excellent access to the City.

## **Accommodation**

The accommodation comprises a former public house with a ground floor area of 1829 sq ft and a basement of approximately 1010 sq ft. The property requires refurbishment, but does provide:

- Good Natural Light
- 4 Male & Female wc's plus disabled facility
- Gas, Water & Electricity Supplies
- Pavement Forecourt For Possible Seating

## **User**

From September 2020, a pub or wine bar falls under the new Use Classes Order amendments, into category "Sui Generis" from the previous A4 category. We believe the premises could be suitable for several other purposes, such as retail, offices catering or D1/D2 uses, but interested parties should consult with the planning authorities.

## **Lease**

A new lease is offered for a term by arrangement on full repairing and insuring terms.

## **Rent**

**£ 65,000 p.a.x VAT not applicable.**

## **Rates**

Previous Rateable Value listed as £12,000. Interested parties must make their own enquiries of the local Council (Islington).

## **Building Insurance**

Approx. £2,200 per annum payable for the current year.

## **Stamp Duty Land Tax**

Stamp Duty Land Tax *may* apply to commercial lettings where the premium and/or aggregated rent exceed £150,000 over the term of the lease. Please consult your solicitor or accountant for further advice.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **Viewing**

**Strictly through 3H Property Consultants**