

**Chapel Cafe,
71 Chapel
Market, Angel,
Islington
N1 9ER**

TO LET

 **Price Taylor LLP**
Commercial



CHAPEL CAFE, CHAPEL MARKET

AVAILABLE TO LET BY WAY OF ASSIGNMENT. PREMIUM: OFFERS INVITED FOR THE BENEFIT OF THE RENEWABLE LEASE, WHICH INCLUDES THE FIRST AND SECOND FLOOR RESIDENTIAL PREMISES.

MUST VIEW IF YOU ARE LOOKING FOR A CAFE WITH DOMESTIC ACCOMMODATION.

020 7354 7354



01

LOCATION

The property is situated towards the Liverpool Road end of Chapel Market, in Angel, Islington. Nearby anchor tenants include Marks & Spencer, Waitrose, McDonalds, JD Sports, Superdrug, Betfred, H&T Pawnbrokers, Greggs, CeX and there is a produce, fish and household goods street market, and other numerous shops. The Angel, and Upper Street is nearby and Angel Station is a 5 minute walk away.

02

DESCRIPTION

A ground floor restaurant within Chapel Market, in Islington, and residential premises.

Facilities in the shop include customer male and female WCs with wash hand basins. There is a glazed frontage and tiled floors, and ceilings with modern lighting. There is metal roller shutter door. The unit is well decorated and in our opinion, is in good condition.

Re-construction works in Chapel Market have recently been completed by Islington Council, with new paving, hard landscaping and other improvements. The popular street market opens 6 days/week (Tue-Sun). Loading is possible in the hours outside 8:30AM to 11:00AM on Mon, and 9:45AM and 7PM Tues-Sun.

The shop is fitted with a commercial kitchen extractor and counter. An assortment of catering equipment is available by separate negotiation.

03

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground Floor Shop	765 ft ²	71.0 m ² Net internal area
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1st/2nd Floor 3 Bed Maisonette

First Floor

Bedroom 1	2.9m x 2.1m
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Lounge	2.7m x 4.2m plus 1.1m x 2.1m
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Half Landing storage	2.0m x 2.1m (restricted head height)
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Second Floor

Bedroom 2	2.8m x 3.9m
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Bedroom 3	2.4m x 3.8m
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Kitchen	3.1m x 1.5m (widening to 2.0m)
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Shower room with WC	
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Total floor area maisonette 70.9m²/763ft².

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TENURE

Being offered by way of an assignment of a 20 year renewable lease ending 28 September 2032, inside the protection of the 1954 Act, for the ground floor shop and first and second floor domestic accommodation.

05

TERMS

Ground Floor Shop: £30,000

Maisonette £30,000

Total: £60,000 per annum exclusive of business rates and council tax

Subject to lease. Premium / Key Money: Offers are Invited for the benefit of the lease.

06

BUSINESS RATES & COUNCIL TAX BAND A

Current rateable value (1 April 2023 to present) £24,000. Rates payable of £11,976 per annum for 2024/2025. The Retail, Hospitality and Leisure (RHL) Relief scheme in England and Wales is set to end on 31 March 2026. Rates relief is currently 40%, subject to the relevant criteria being met. For further information, contact Islington Council.

GALLERY



GALLERY

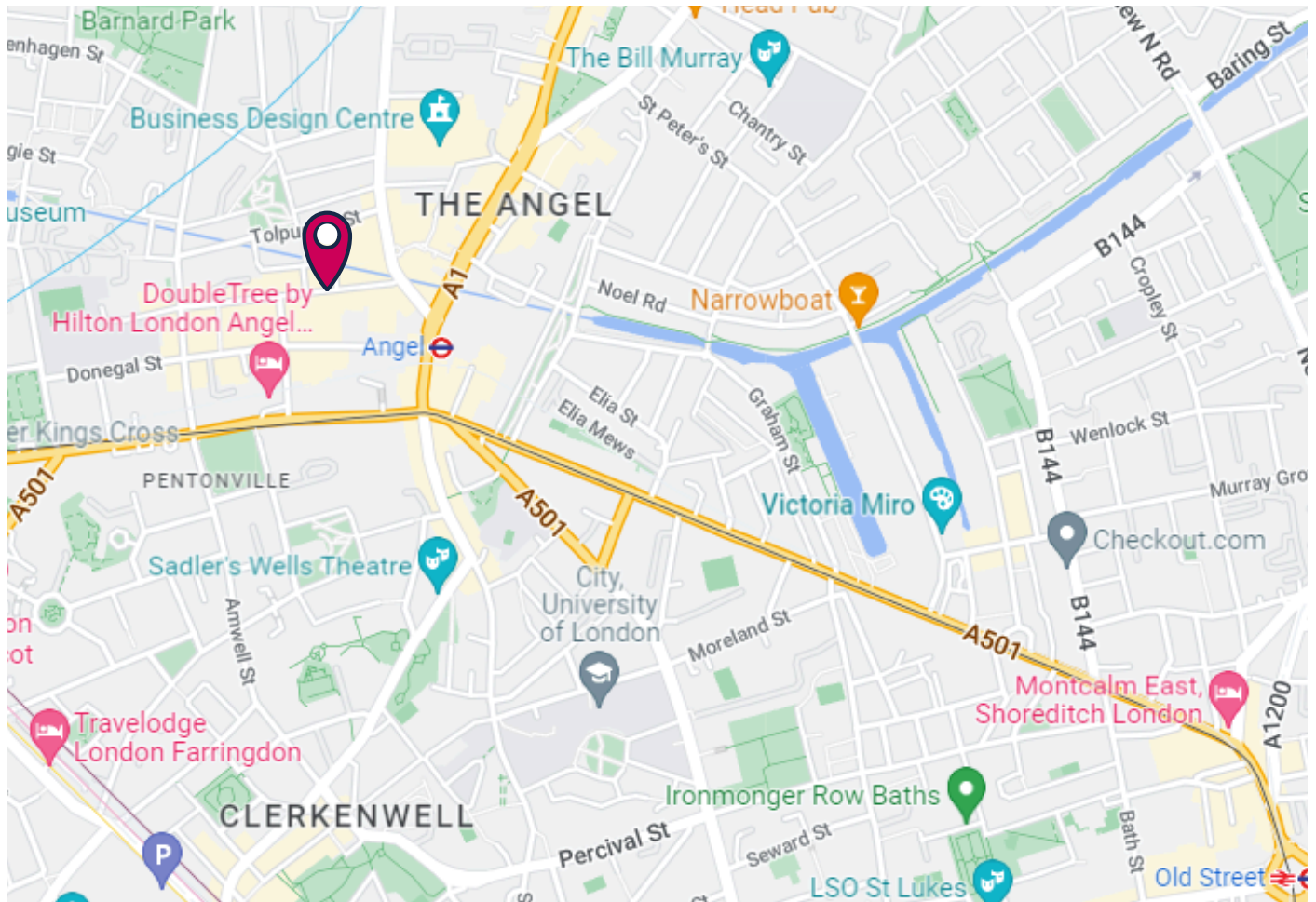


GALLERY



LOCATION

71 CHAPEL MARKET, N1
(LONDON)



07

SERVICE CHARGE / INSURANCE

There is no service charge. The cost of the building insurance is currently £1300 per annum.

08

VAT

The building is not elected for VAT.

09

LEGAL COSTS

Each party to bear their own legal costs.

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CEPC RATING: 47.B

EPC RATING: 62.D



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TIMING & FEES

Timing for lease assignment: As soon as possible upon completion of legal formalities. There is a non-refundable administration fee of £350 + VAT to take up references and for AML checks, whether or not references are accepted. A non-refundable undertaking payment of £3,500 to be paid to the client account of Price Taylor LLP upon agreement of heads of terms, refundable only in the event of adverse references, or defect in legal title thus preventing completion, or in the unforeseen event the assignor withdraws from the transaction. This money will be put towards the lease deposit upon completion.

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VIEWINGS

Strictly by appointment through the sole agents:

Price Taylor LLP Commercial

+44 (0) 20 7354 7354

enquiries@pricetaylor.com

For more information on our properties please visit **www.pricetaylor.com/commercial**



Important Notice:

- 1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.
3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.
- 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.
5. Price Taylor Commercial complies with the Anti Money Laundering Regulations and we take data protection seriously. Our Privacy Policy is available on pricetaylor.com
6. Whilst you are at liberty to use any firm of solicitors of your choice, Price Taylor LLP can, if requested, recommend solicitors. If you choose Cook Taylor Woodhouse solicitors from our list, Price Taylor LLP will receive a £200 + VAT referral fee.