71 Chapel Market, Angel, Islington N1 9ER

TO LET

Price Taylor LLP
Commercial

020 7354 7354



71 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.

******EXTREMELY VALUABLE LEASE WITH BENEFIT OF SIGNIFICANT TENANT'S IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONVERSION OF UPPER FLOORS INTO DOMESTIC ACCOMMODATION******

MUST VIEW IF YOU ARE LOOKING FOR A CAFE / E CLASS SHOP WITH DOMESTIC ACCOMMODATION.



01

LOCATION

The property is situated towards the Liverpool Road end of Chapel Market, in Angel, Islington. Nearby anchor tenants include Marks & Spencer, Waitrose, McDonald's, Specsavers, Betfred, H&T Pawnbrokers, Greggs, CeX and there is a produce, fish and household goods street market, and numerous other independent shops. Angel, and Upper Street is nearby and Angel Station is a 5 minute walk away.

02

DESCRIPTION

A vacant ground floor restaurant on Chapel Market, Islington, available by way of lease assignment and benefiting from tenanted residential upper parts generating £3,000 pcm (£36,000 pa).

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 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.

03

ACCOMODATION

The property comprises the following approximate floor areas:

Ground Floor Shop	765 ft2	71.0 m2 Net internal area

1st/2nd Floor 3 Bed Licensed HMO

First Floor	
Bedroom 1	2.9m x 2.1m
Shared Lounge	2.7m x 4.2m plus 1.1m x 2.1m
Half Landing storage	2.0m x 2.1m (restricted head height)
Second Floor	
Bedroom 2	2.8m x 3.9m
Bedroom 3	2.4m x 3.8m
Shared Kitchen	3.1m x 1.5m (widening to 2.0m)
Shared Shower room with WC	

Total floor area maisonette 70.9m2/763ft2.

04

TENURE

Being offered by way of an assignment of a 20 year renewable lease ending 28 September 2032, with three yearly rent reviews, inside the protection of the 1954 Act, for the ground floor shop and first and second floor domestic accommodation. The maisonette is tenanted *producing £3,000 per calendar month.*

05

TERMS

Rental: £32,000 per annum exclusive of business rates and council tax.

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

Rental Note. Price Taylor LLP acting on behalf of the tenant, has agreed the December 2026 rent review at £36,500 per annum for the Property.

06

BUSINESS RATES & COUNCIL TAX BAND A

Current rateable value (1 April 2026 to present) £29,500. Rates payable of £11,564 per annum for 2026/2027. The Retail, Hospitality and Leisure (RHL) Relief scheme in England and Wales has been replaced with a lower RHL rates multiplier. For further information, contact Islington Council.

GALLERY


PIZZA


CHAPEL MARKET
M&S FOODHALL


THE HEART OF ISLINGTON
CHAPEL MARKET
SINCE 1879
MARKET
CENTRE

GALLERY



LIBRARY PHOTOGRAPH - NOW TENANTED



LIBRARY PHOTOGRAPH - NOW TENANTED

GALLERY



LIBRARY PHOTOGRAPH - NOW TENANTED



LIBRARY PHOTOGRAPH - NOW TENANTED

LOCATION

71 CHAPEL MARKET, N1 (LONDON)



07

SERVICE CHARGE / INSURANCE

There is no service charge. The cost of the building insurance is £2390 per annum.

08

VAT

The building is not elected for VAT.

09

LEGAL COSTS

Each party to bear their own legal costs.

10

CEPC RATING: 47.B

EPC RATING: 62.D

11
TIMING & FEES

Timing for lease assignment: As soon as reasonably practicable upon completion of legal formalities. There is a non-refundable fee of £350 + VAT to take up references and for AML checks on behalf of the assignee whether or not references are accepted. Upon agreement of Heads of Terms, the proposed assignee will be required to pay a non-refundable administration fee of £500 + VAT, together with an undertaking payment of £3,500 to the client account of Price Taylor LLP (which will be credited toward the rent deposit upon completion).

The administration fee and the undertaking payment is non-refundable unless the transaction fails to complete due to a defect in legal title thus preventing completion, or the unforeseen withdrawal of the assignor.

12
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**

Price Taylor LLP 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. Whist 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 at to the accuracy of all matters upon which they intent 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 a solicitor on from our list, Price Taylor LLP will receive a referral fee.