REF: C3322

PPS
BUSINESS TRANSFER AGENTS

PRIME RESTAURANT & ACCOMMODATION LEASE - FOR SALE - ISLINGTON, LONDON

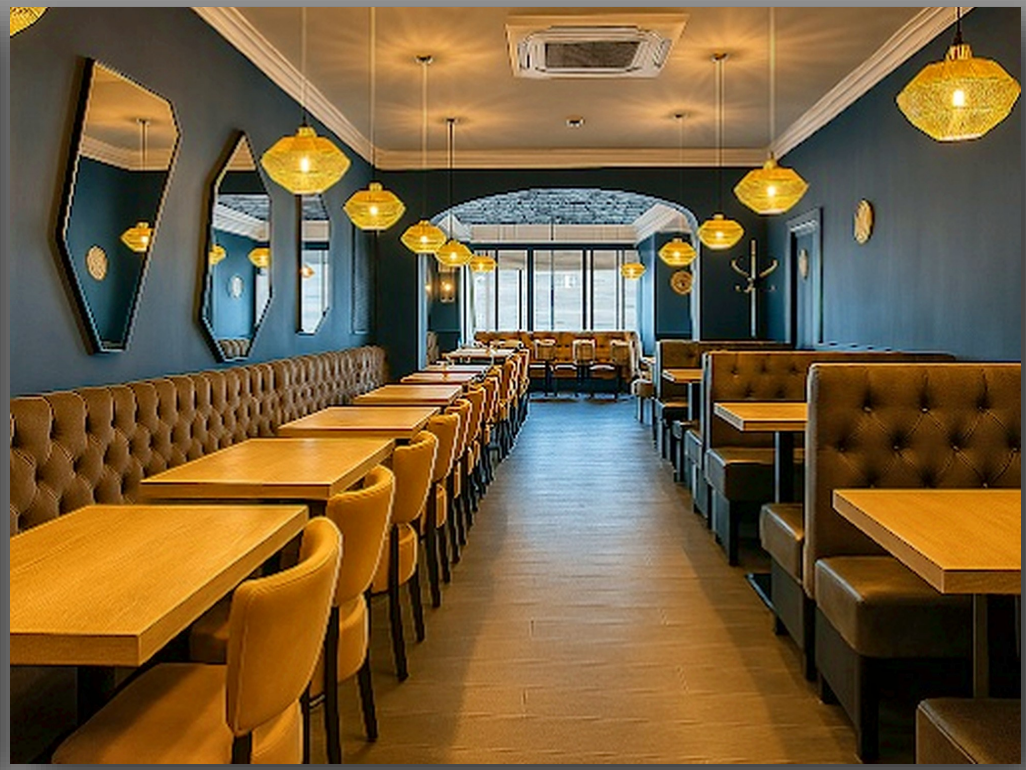
GENERATES £72,000 PER ANNUM IN SUBLET INCOME

A3 & ALCOHOL-LICENSED 1,200 SQ. FT. (APPROX.) RESTAURANT PREMISES

£95,000 LEASEHOLD FOR THE LEASEHOLD INTEREST & EXISTING INCOME STREAM

WISH TO OPERATE THE RESTAURANT YOURSELF? THE CURRENT RESTAURANT TENANCY CAN BE TERMINATED ON TWO MONTHS' NOTICE





- SUBLET INCOME £72,000 PER ANNUM
- OVERAL RENT £49,200 PER ANNUM
- RATES £2,400 PER ANNUM
- 1 YEAR LEASE (REMAIN)
- A3 & ALCOHOL LICENCE (2300)
- 1,200 SQ.FT (APPROX.)

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LOCATION

Occupying a prime position within Islington, one of North London's most vibrant and sought-after commercial districts. The premises benefit from strong footfall, excellent transport links and a thriving mix of restaurants, bars, cafés and independent operators, making the location equally attractive to investors, hospitality operators and entrepreneurs seeking a presence in this highly desirable London borough.

WHAT FOR SALE?

The opportunity currently generates a combined income of approximately £72,000 per annum, comprising £30,000 per annum (£2,500 pcm) from the restaurant tenancy and approximately £42,000 per annum (£3,500 pcm) generated through the substantial upper floor accommodation, which is currently operated via Airbnb. The accommodation provides multiple letting rooms and represents a significant income stream in its own right. Against the current passing rent of £49,200 per annum, the arrangement produces a surplus income of approximately £22,800 per annum.

This creates a compelling proposition for investors seeking an income-producing lease-hold asset with the potential to recoup their investment over time. However, the opportunity will be equally attractive to hospitality operators, as the current restaurant tenancy is operated on a rolling agreement requiring only two months' notice. This provides a rare opportunity to acquire control of an approximately 1,200 sq. ft. A3 and alcohol-licensed restaurant premises arranged over the Ground and Lower Ground Floors in prime Islington. An incoming operator could continue benefiting from the Airbnb in-come whilst taking occupation of the restaurant themselves, with the accommodation revenue covering the vast majority of the annual rent commitment.

RATES

We are informed by the seller they pay: £2,400 per annum. Council Tax for the accommodation is £160 PCM . *We insist all interested parties make their own enquiries regarding business and or council tax rates.

THE SUBLET INCOME

- Restaurant Rent: £2,500 pcm (£30,000 per annum)
- Airbnb Accommodation Income: Approx. £3,500 pcm (£42,000 per annum)
- Total Income: Approx. £72,000 per annum
- Passing Rent: £49,200 per annum
- Net Surplus Income: Approx. £22,800 per annum

TRADING HOURS

Monday – Saturday 0730 – 1630. Sunday 0900 – 1530.

REASON FOR SALE

Relocation.

LEASE

The premises are held on a 15 year lease with 12 years remaining. Current rental of £49,200 per annum.

LEGAL FEES

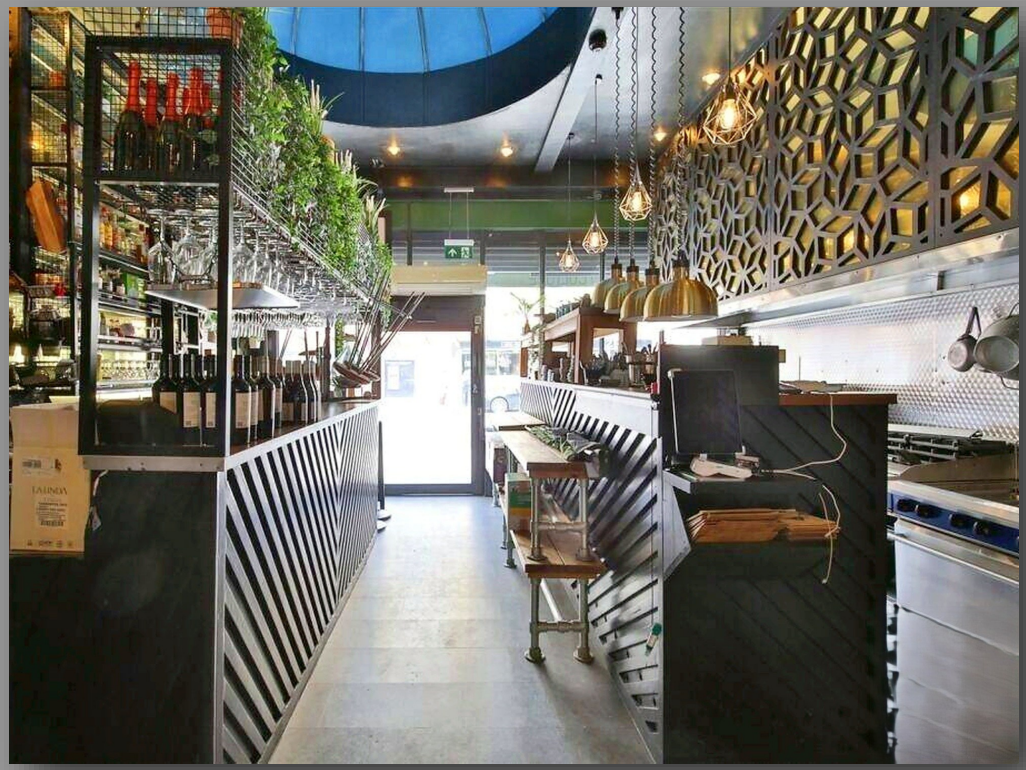
Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

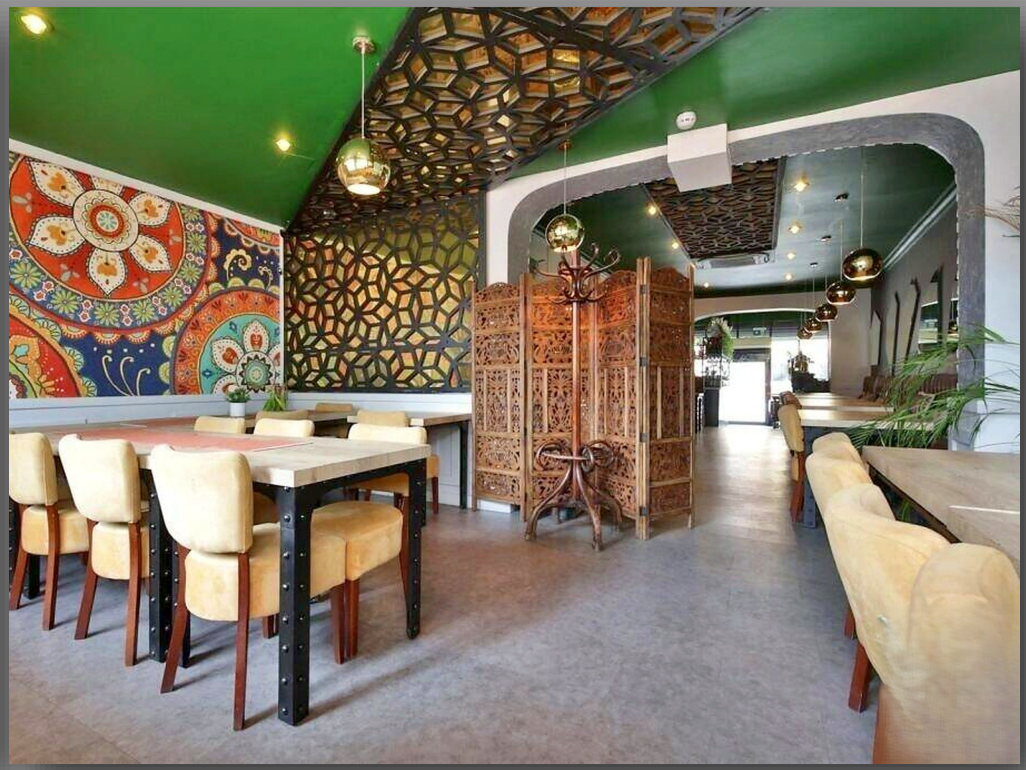
PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £95,000 priced to reflect the remainder of the lease, goodwill, and fixtures and fittings. Stock to be purchased at valuation.

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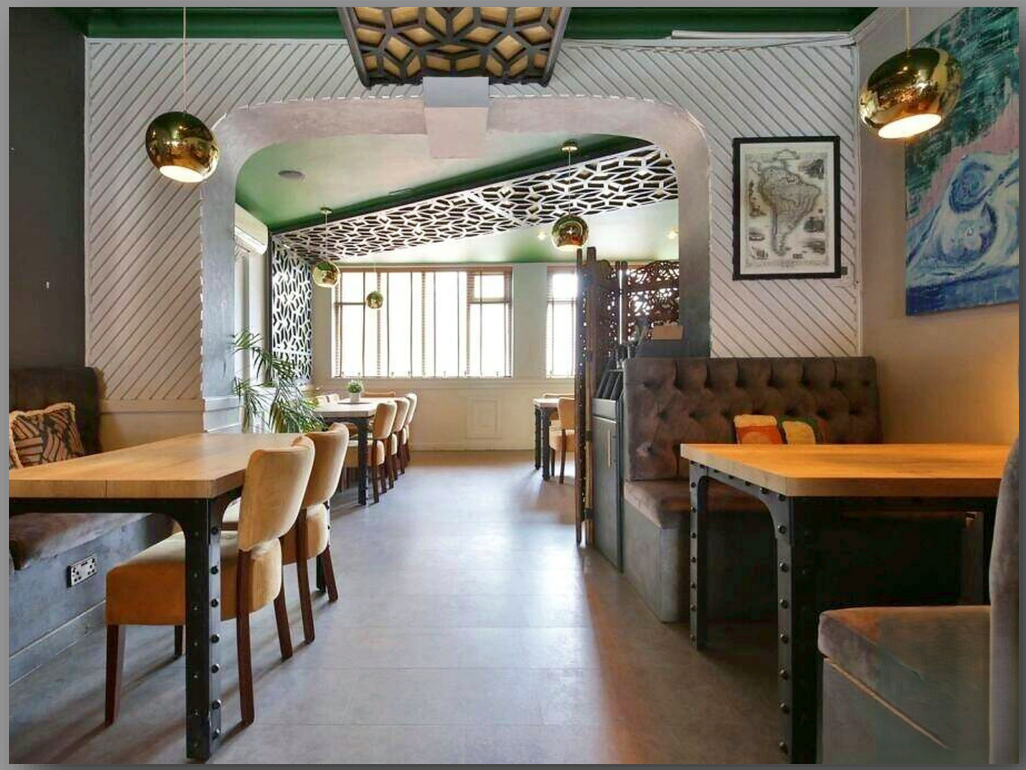




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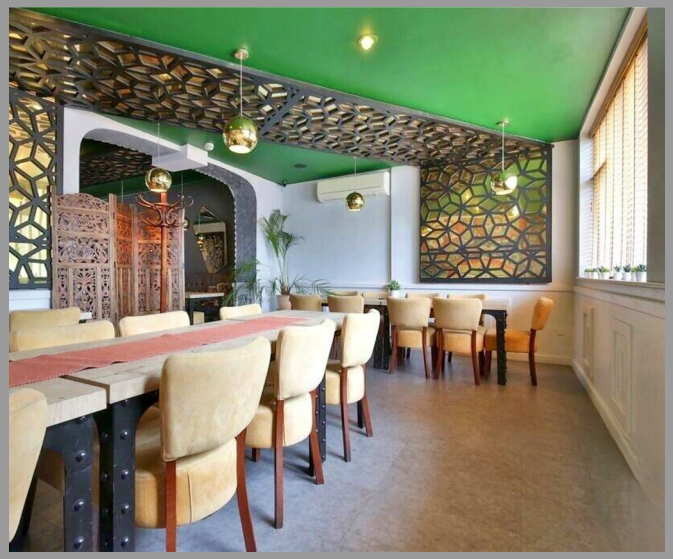
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'Our business is selling your business'

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