

ISLINGTON - NIL PREMIUM PUB TO LET

**FORMER PACKINGTON, 125 PACKINGTON STREET, ISLINGTON, LONDON, N1 7EA**

- Attractive end of terrace corner pub located just off Essex Road.
- High density mixed residential and commercial location.
- Ground floor trading area recently renovated to a good standard with new bar servery and customer wc's.
- Ground floor and basement lock-up.
- New 10 – 20 year free-of-tie lease available.

NIL PREMIUM**GUIDE RENT £50,000 PER ANNUM + VAT****SUBJECT TO CONTRACT** (Sole Letting Agents)

LONL646

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Location

The property is located at the junction of Packington Street and Packington Square with the amenities of Essex Road (A104) and Upper Street (A1) are located within short a walking distance to the west. The immediate area comprises predominately residential accommodation with the £130 million Packington Square development project within close proximity which comprises 791 recently constructed new homes. The nearest Underground station is Angel which provides access to the 'Northern Line' and lies approximately 700 metres to the south west.

A location plan is attached.

[Link to Google Street View](#)

Description

The unit is set out over ground floor and basement of an attractive three storey, corner sited period building with glazed tile front elevations. The ground floor trading area is largely open plan and has recently been renovated to a good standard and comprises a bar servery and a set of customer wc's. The basement provides a large open plan space which could be used as an ancillary storage area.

According to Promap, the total building footprint is approximately 160 sq m (1,720 sq ft)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

From enquiry of Islington Borough Council it is understood that the pub historically held a Premises Licence which enabled the sale of alcohol from every day from 10:00am until 2:00 am. Interested parties are to rely upon their own due diligence and any new letting will be subject to a new premises licence being obtained.

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £14,750, with effect from 1st April 2023.

Basis of Letting

The landlord is flexible and will consider granting a new 10, - 20 year lease, guide rent £50,000 per annum, all terms to be agreed (VAT will be payable in addition to the rent). Subject to contract and landlord approval.

EPC

The property currently has an EPC rating of D (85) - [EPC Certificate](#).

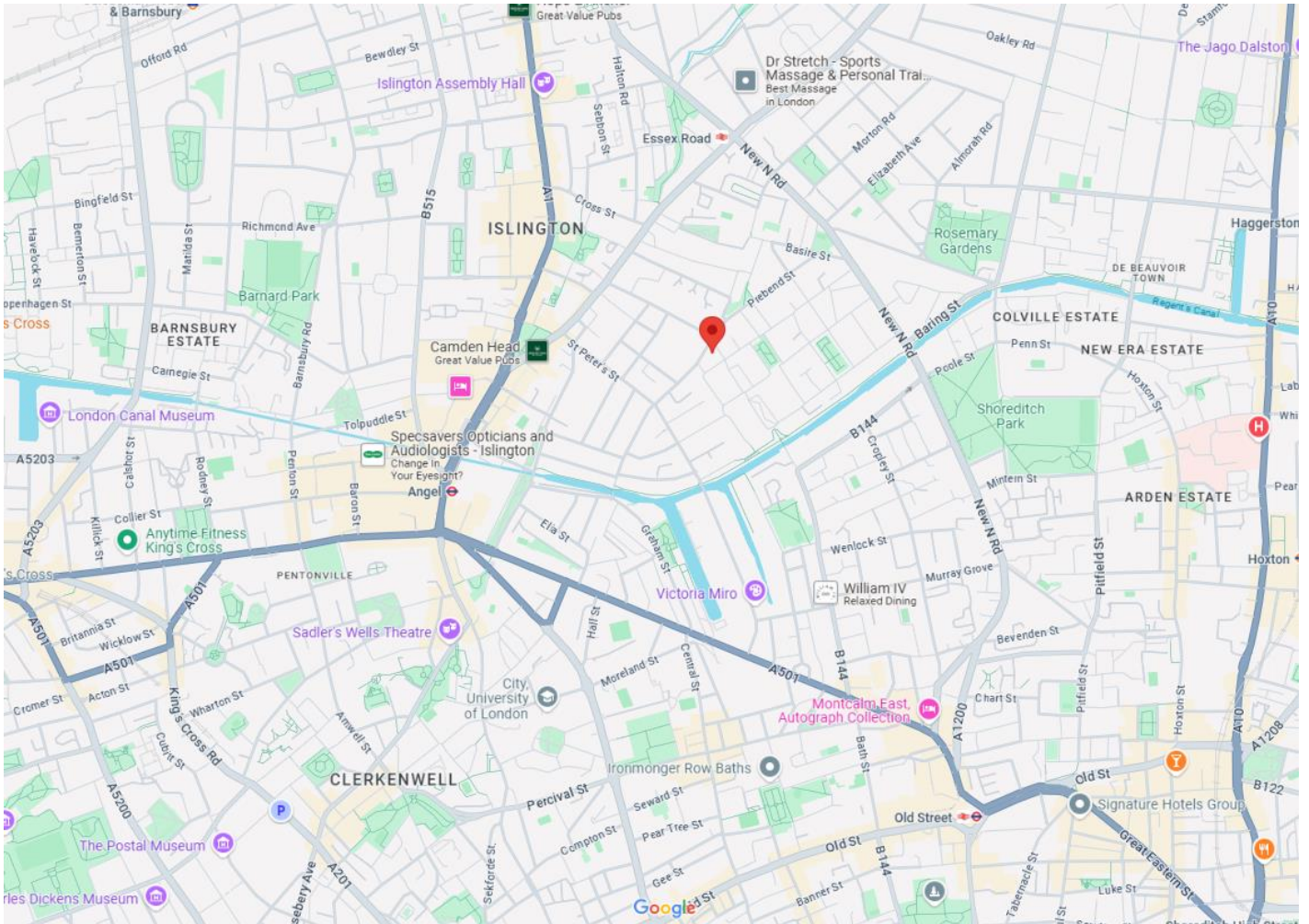
Viewings & Further Information

The business is currently closed, an external inspection is recommended in the first instance. For further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.



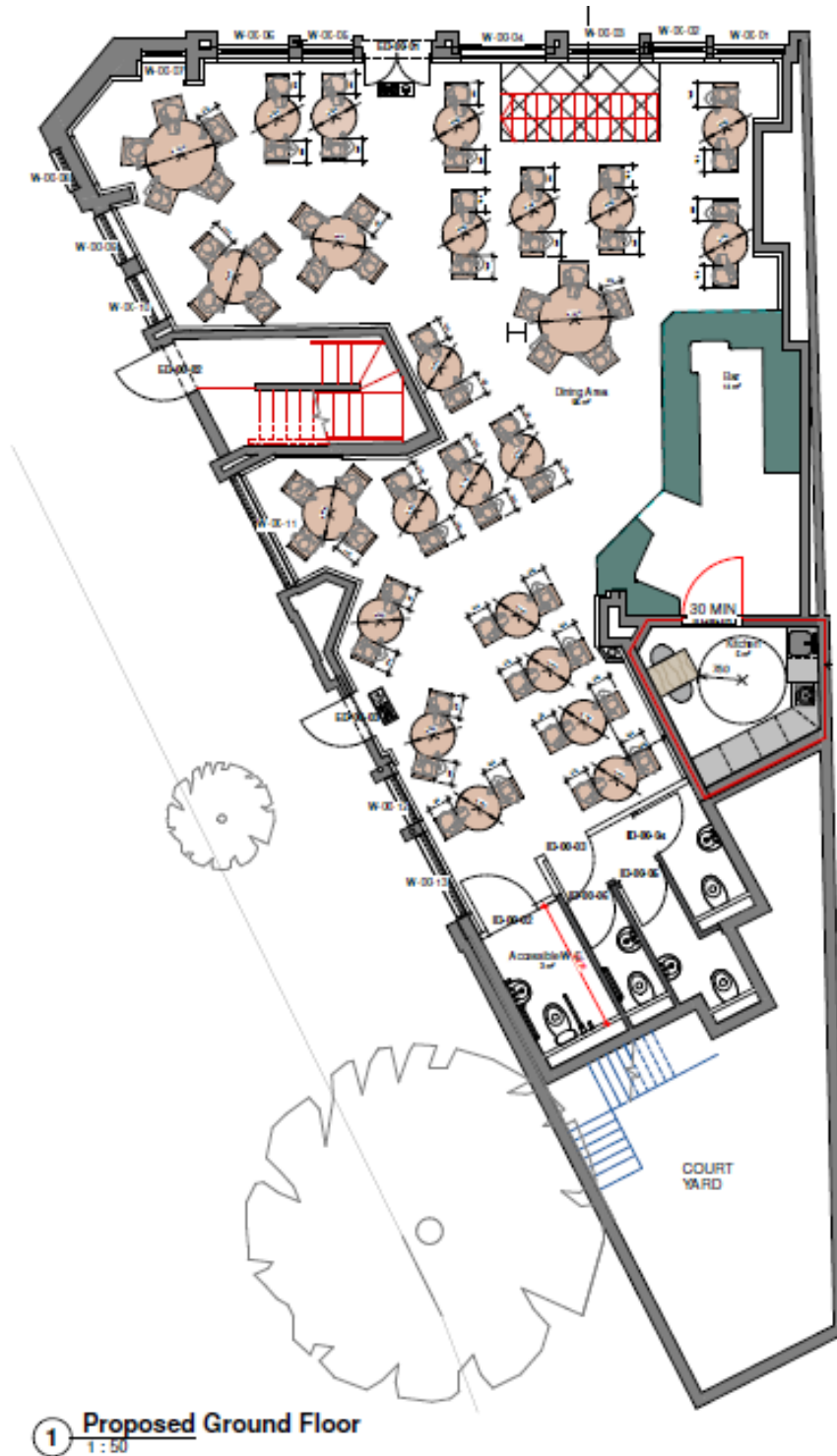


Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes

Floor Plans – Indicative Ground Floor Layout



Draft drawing. For information only.

Not to scale – provided for indicative purposes only.