



Unit 7, The Studios, 6 Hornsey Street, London, N7 8EG

Location

The premises occupy a large glass frontage on Hornsey Street, close to Holloway Road Station and the Emirates Stadium. The area benefits from a large residential and commercial catchment. Nearby operators include Sacred Café, Better Gym, The George Pub and numerous other independent and corporate operators. For a better understanding of the location please review [Google Street View](#)

Description

The restaurant was recently refurbished and fully fitted to a high standard, formerly trading as a pizza restaurant and bar. The premises is arranged entirely over ground floor and benefits from a large outside seating area. We understand the gross approximate internal areas to be as follows:

Ground Floor	152 sq m	1,636 sq ft
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Tenure

Offers in the region of £50,000 per annum exclusive are sought for the benefit of a new FRI lease, subject to five yearly upward only rent reviews.

Service Charge

The service charge for 2017 is £2,206.00 inclusive of VAT.

Premium

Premium offers are invited for the benefit of a new lease, premises licence and fixtures and fittings in situ.

Planning / Licencing

The planning allows for use as a restaurant (A3). There is a premises licence in place allowing the sale of alcohol with food, details are as follows;

Monday to Sunday	11.30am to 22.30pm
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Further Details

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

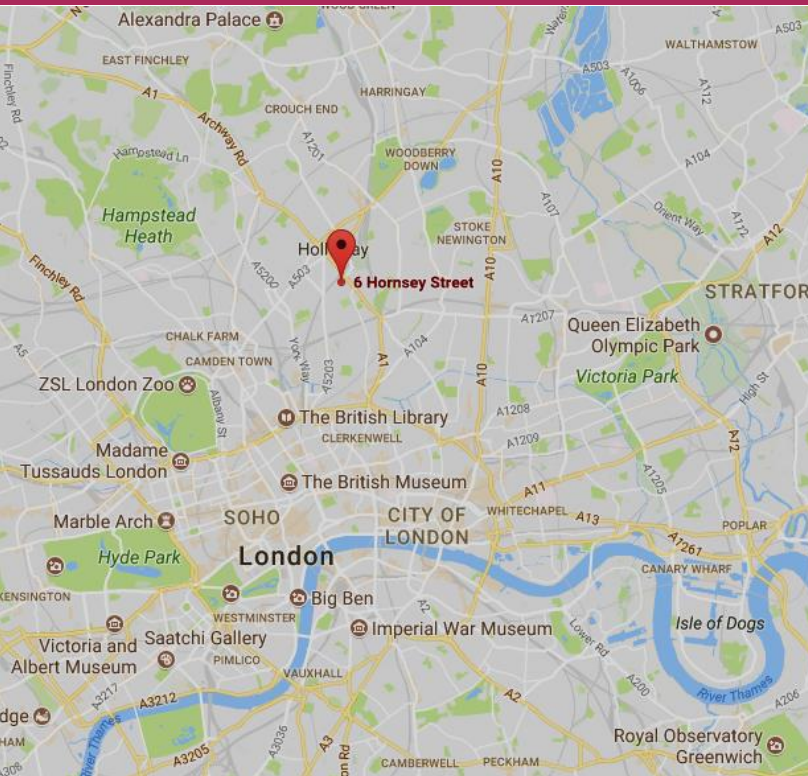
Viewing is strictly by prior appointment with sole agent
Davis Coffe Lyons: dcl.co.uk

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DAVIS COFFER LYONS

NEW LEASE – ISLINGTON
1,636 SQ FT A3 OPPORTUNITY
TO LET – FULLY FITTED RESTAURANT



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