



## SITUATION

Located on the corner of Chapel Market and Grant Street, in this famous market location within the heart of Islington, which includes a diverse range of shops and restaurants as well as **Marks & Spencer**, **Sainsbury's**, **Waitrose** and other multiple retailers. The property is close to Angel Underground Station (Northern Line) and The Islington Business Design Centre.

## PROPERTY

A period corner building comprising a **Ground Floor Restaurant** and **Basement** and separate side access to **3 Self-Contained Flats** on first, second and third floors.

Refer to the Auctioneers for the video tour of the flats.

VAT is NOT applicable to this Lot

**FREEHOLD**







## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement	<b>Ground Floor Restaurant</b> Gross Frontage 17'10" Internal Width 16'6" Shop Depth 38'5" Built Depth 45'6" <b>Basement</b> Kitchen 15'1" x 32'4" 2 WCs	<b>Chapel Market Kitchen Limited (Oyster Bar &amp; Grill Restaurant - visit: chapelmarketchicken.com)</b>	15 years from 22nd November 2023	£50,000	FRI <b>Rent Reviews 2028 &amp; 2033.</b> <b>£25,000 Rent Deposit held.</b>
Flat 1 (First Floor)	2 Rooms, Kitchen, Bathroom/WC	<b>2 Individuals</b>	1 year from 2nd December 2025	£23,400	AST. <b>£2,134.60 Rent Deposit held.</b>
Flat 2 (Second Floor)	2 Rooms, Kitchen, Bathroom/WC	<b>Individual</b>	1 year from 2nd November 2025	£23,400	AST (see Note 1). <b>£2,250 Rent Deposit held.</b>
Flat 3 (Third Floor)	2 Rooms, Kitchen, Bathroom/WC	<b>Individual</b>	1 year from 26th September 2025	£24,000	AST (see Note 1). <b>£2,307.70 Rent Deposit held.</b>
				<b>Total: £120,800</b>	

**Note 1:** The AST for Flats 2 and 3 each include a Mutual Break any time after the first 6 months, subject to no less than 2 months notice.

**Note 2:** A 5 year Licence of the flank wall for hand-painted advertising has been granted from April 2023 to Antaeus Graffiti Ltd (Equity Shareholders' Funds £4,570,000) who will pay £6,000 for any 4 weeks use. The Freeholder can terminate the Licence at any time on 4 weeks prior notice.

**£120,800** per annum

The Surveyors dealing with this property are  
**John Barnett and Rocco Kay**

### Vendor's Solicitors

Seddons GSC

Tel: 07977 859 943 Ref: Martina Ward

Email: [martina.ward@seddons-gsc.com](mailto:martina.ward@seddons-gsc.com)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'