Lot 1

9 Chapel Market, Islington, London N1 9EZ

***Guide: £1,150,000+**
Restaurant & 2 Flats
Gross Yield 8.9%
8 week completion



SITUATION

Located close to the junction with Penton 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**, **Sports Direct** and other multiple retailers.
The property is close to Angel Underground Station (Northern Line) and The Islington Business Design Centre.

PROPERTY

A mid terraced building comprising a **Ground Floor Restaurant** and **Basement** with separate front access to **2 Self-Contained Flats** on first, second and third floors.

Note: Refer to the Auctioneers for the video tours of the flats.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

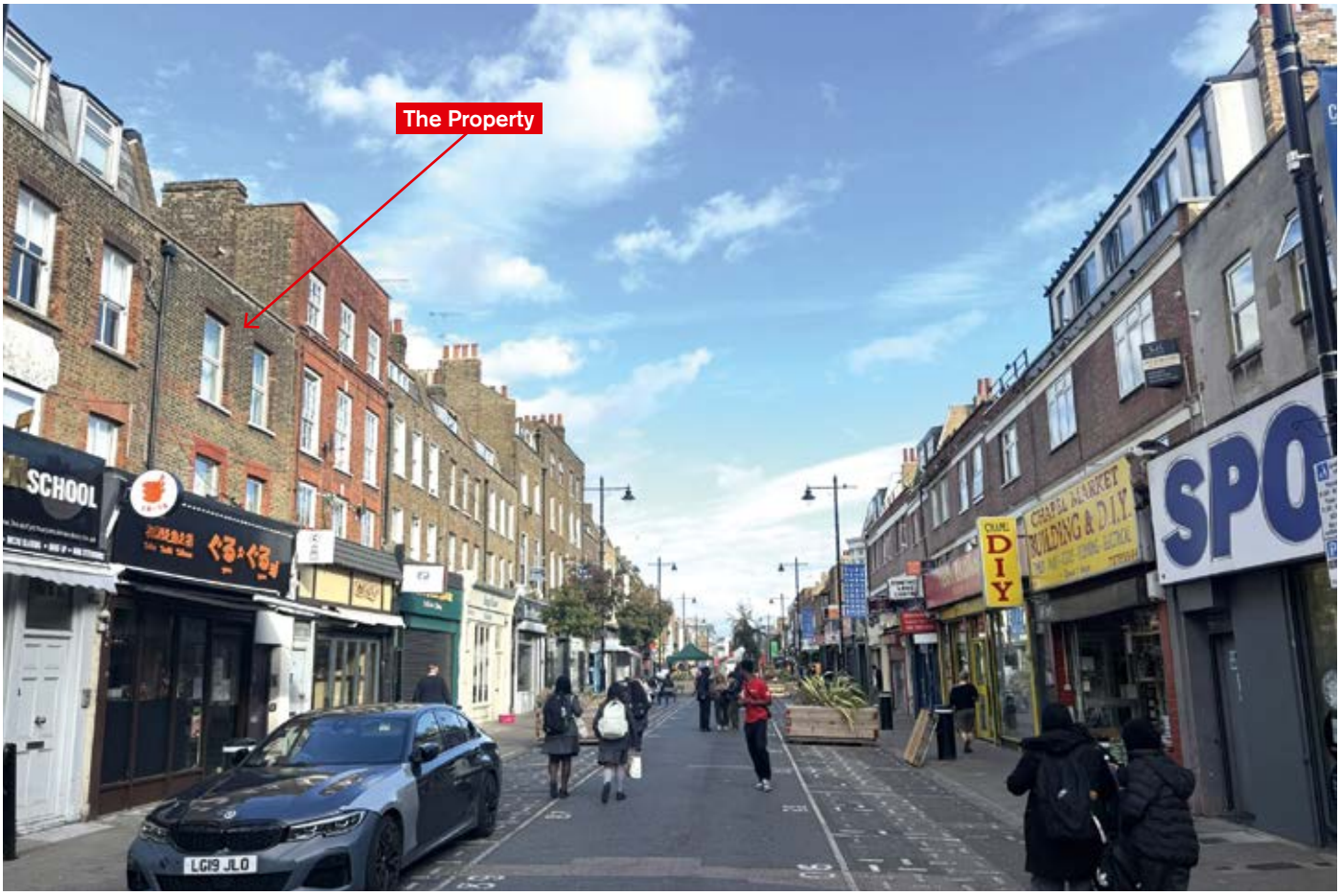
Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement	**Ground Floor Restaurant** Gross Frontage 16'0" Internal Width 11'5" widening at rear to 14'5" Shop Depth 50'10" Area Approx. 672 sq ft **Basement** Area Approx. 328 sq ft **Total Area Approx. 1,000 sq ft**	**PHK A Limited (Japanese Restaurant/Bar)**	10 years from 30th May 2025	£40,000	FRI by way of service charge. **Rent Review 2030** **£20,000 Rent Deposit held.**
Flat 1 (First Floor)	Bedroom, Kitchen/Living Room, Bathroom/WC **(GIA Approx. 342 sq ft)**	**Individual**	Periodic Tenancy	£25,800	
Flat 2 (Second & Third Floors)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC **(GIA Approx. 645 sq ft)**	**Individual**	Periodic Tenancy	£36,000	**£2,300 Rent Deposit held.**
				Total: £101,800	

£101,800 per annum

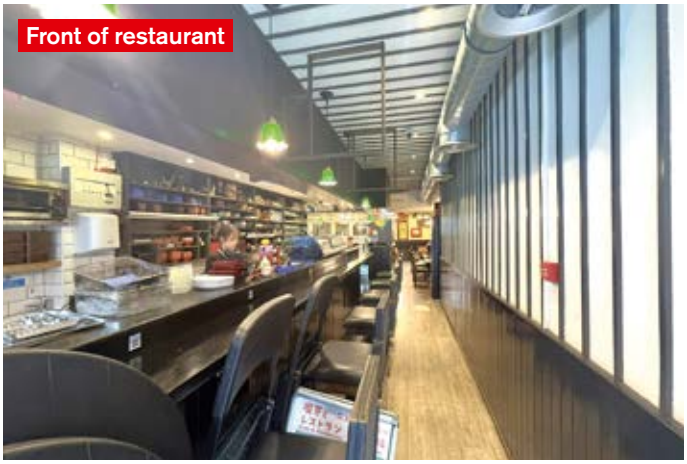
The Surveyors dealing with this property are **John Barnett** and **Rocco Kay**

Vendor's Solicitors
Ezran Law
Tel: 020 3114 2158 Ref: Jonathan Zeckler
Email: property@ezranlaw.co.uk

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'**


The Property
SCHOOL
LG19 JLO
CHAPEL MARKET
BUILDING & D.I.Y.
DIY
SPO


CHAPEL MARKET
The Property


Front of restaurant


Rear of restaurant