

**PRIME CORNER GROUND FLOOR & BASEMENT  
RESTAURANT / BAR**

**FREEHOLD INVESTMENT FOR SALE**

**2,657 Sq Ft ( 246 Sq M )**

**KINGSLAND ROAD, LONDON E8 4AH**



**LOCATION:**

The property is situated in a prominent location on the corner of Kingsland Road and Dalston Lane immediately adjacent to the new Dalston Junction London Overground Station. The immediate area has undergone a major development of newly constructed residential and commercial buildings. In addition Dalston Kingsland Rail Station is within a few minutes' walk. Numerous bus routes also serve the area.

**DESCRIPTION:**

The property comprises a self-contained restaurant bar arranged over basement & ground floors.

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66-70 Parkway, London NW1 7AH

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**ALL MEASUREMENTS ARE APPROXIMATE:**

<b>Ground Floor Restaurant:</b>	<b>1,222 Sq Ft ( 113.60 Sq M )</b>
<b>Basement Kitchen &amp; Ancillary</b>	<b>1,435 Sq Ft ( 133.33 Sq M )</b>
<b>Total Area:</b>	<b>2,657 Sq Ft ( 246.93 Sq M )</b>

**TENANCIES:**

**Ground Floor Restaurant & Basement:**

**Let to Goodlife (Dalston) Ltd Company No 06379560 on a FR&I lease for term of 20 years from April 2021 at a rental of £75,000 pax, subject to a fixed rent uplift at the end of the 3<sup>rd</sup> year, rising to £80,000 pax. The Lease is subject to rent reviews at the 5<sup>th</sup>, 10<sup>th</sup> and 15<sup>th</sup> years.**

**Total Rental Income: £75,000 pax, rising to £80,000 pax from April 2024**

**TENURE:** Freehold

**PRICE:** £1,250,000

**VIEWING:** Strictly by appointment through owners sole agents as above.

**IDENTIFICATION:** In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**CONTACT:** Paul Stone

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**SUBJECT TO CONTRACT**

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