



236 St Pauls Road, London, N1 2LJ

£424 Per Week

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Discover a prime opportunity to lease a vibrant restaurant space located on a bustling street, the property can do up to 35 covers in one sitting. This modern venue boasts an inviting atmosphere with a spacious dining area that can comfortably accommodate large groups. The interior features stylish décor, large windows that flood the space with natural light, and an open layout that encourages a lively dining experience.

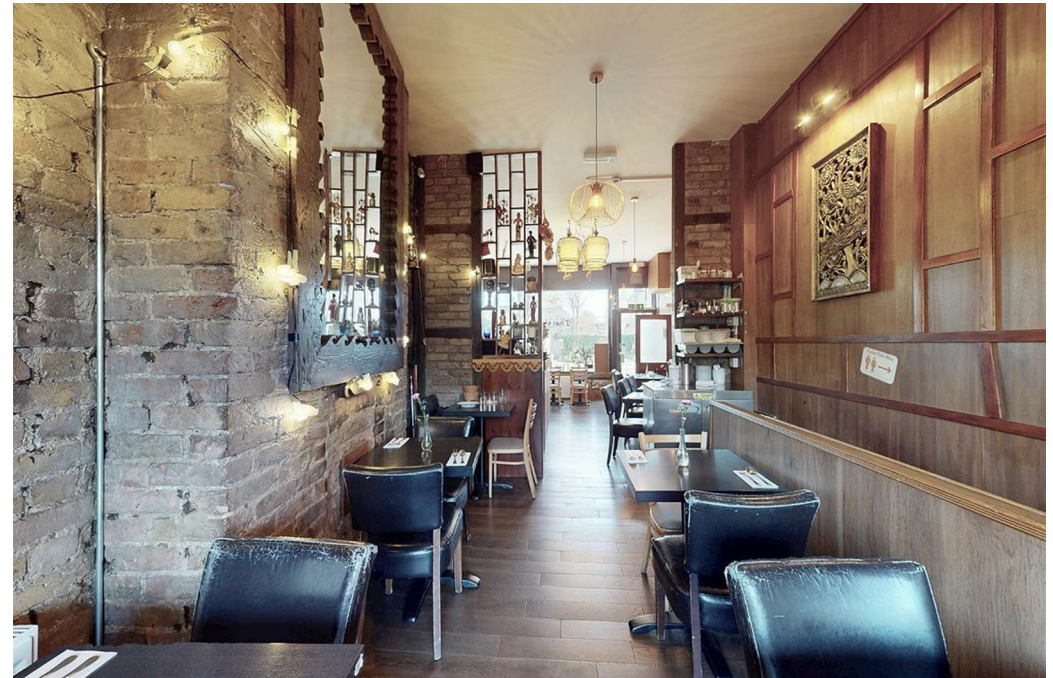
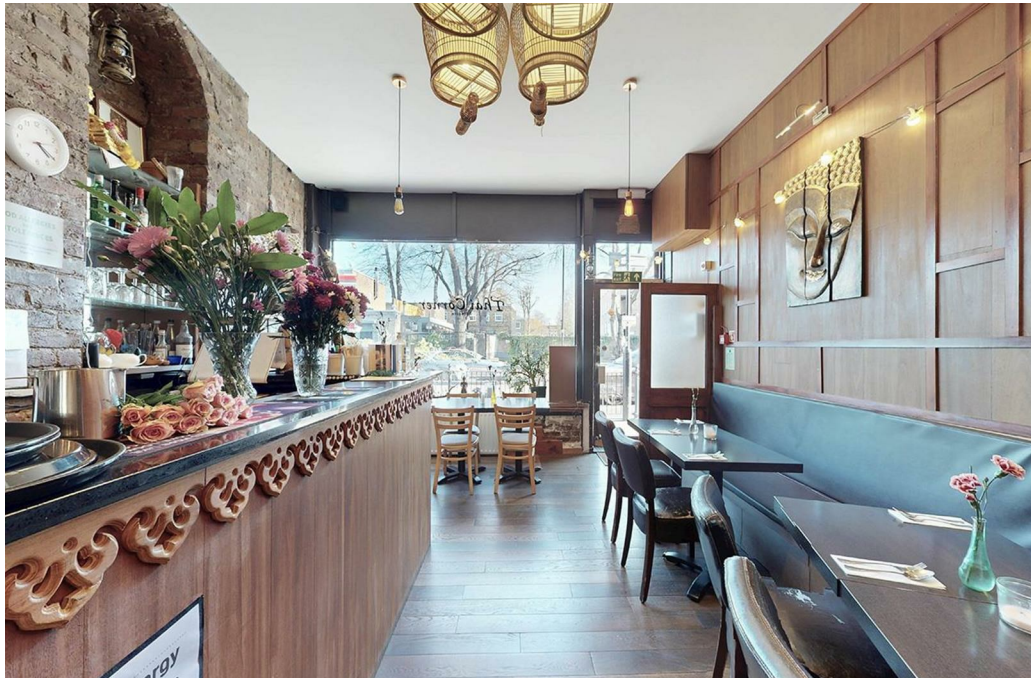
The fully equipped kitchen is perfect for any culinary venture, with ample prep space, ensuring smooth operations. Outdoor seating options are available, ideal for alfresco dining during warm months, adding to the restaurant's charm and appeal.

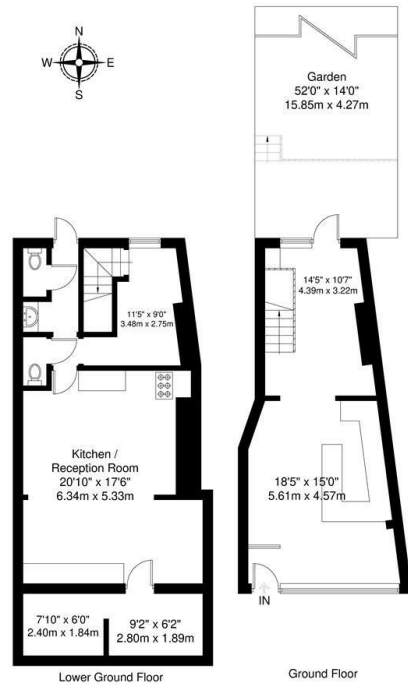
Positioned near popular shops and entertainment venues, this location is perfect for attracting both locals and tourists. With flexible lease terms and competitive rental rates, this is an ideal opportunity for restaurateurs looking to make their mark in a thriving area. Don't miss your chance to bring your culinary vision to life in this fantastic location!

the lease for the property runs up until April and the landlord will grant a new lease to the new tenants

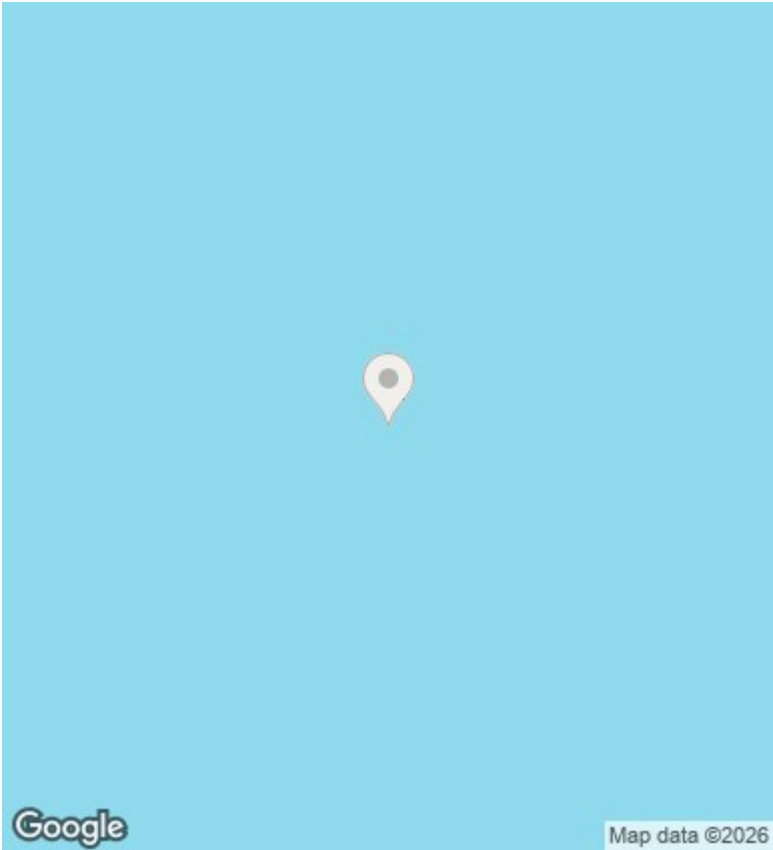


Council Tax Band: C





Lower Ground Floor Ground Floor
St Pauls Road, N1
 Total Gross Internal Area = 97.9 sq m / 1054 sq ft
All Measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



