



GILMARTIN LEY

Fully Fitted Restaurant To Let Next To Exmouth Market, London EC1

Restaurant established since 1966

Kolossi Grill, 56-60 Rosebery Avenue, Clerkenwell, LONDON, EC1R 4RR



Area

Net Internal Area: 55 sq.m. (590 sq.ft.)

Rent

£50,000 per annum (approx. £4,167 monthly) subject to contract

Property Description

A rare opportunity to let this incredibly attractive Palladian style restaurant property, which was established in 1966 and has been operated by the same family for the past 34 years.

The property benefits from exceptional natural light, a fully fitted commercial kitchen, cold store and male & female WCs.

There are 46 covers internally with a licence for additional (12+) seating externally.

- > Long established (since 1966) restaurant opportunity
- > New lease available
- > Net Internal Area c. 54.86 sq.m (591 sq.ft)
- > 46 covers with additional external seating provision
- > Fully fitted kitchen and cold store
- > Exmouth Market circa 30 metres distant
- > Circa 500 metres south-west of Sadler's Wells Theatre



Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	54.86	590	



Fully Fitted Restaurant To Let Next To Exmouth Market, London EC1

Restaurant established since 1966

GILMARTIN LEY

Property Location

Located in between Islington and the City, the subject property is nestled in the heart of Clerkenwell's fashionable Exmouth Market area; home to fashion and lifestyle boutiques, health & beauty specialists, unique gift and book shops and a wide range of exciting cafes, bars and restaurants.

The property is located circa 0.63 kilometres (0.39 miles) south of Pentonville Road (A501), on Rosebery Avenue (A401) at its junction with Spafield Street.

Communications to the property are excellent. The property is surrounded by a number of London Underground and Railway Stations, which include Farringdon (Thameslink), Chancery Lane (Central Line), Barbican (Circle, Hammersmith & City and Metropolitan Line), Angel (Nothorn Line), and Kings Cross, all circa and/or within 1.0 kilometres (0.54 miles).

2017 Rateable Value £31500.00

Estimated Rates Payable £15120 per annum

Service Charge p.a. tbc

Premium Offers invited

Terms New fully repairing and insuring lease available on terms to be negotiated

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Islington

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/28101>
Offer Requirements
Energy Performance Certificate
Floor Plan

Last Updated: 29 Apr 2021

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility; any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.

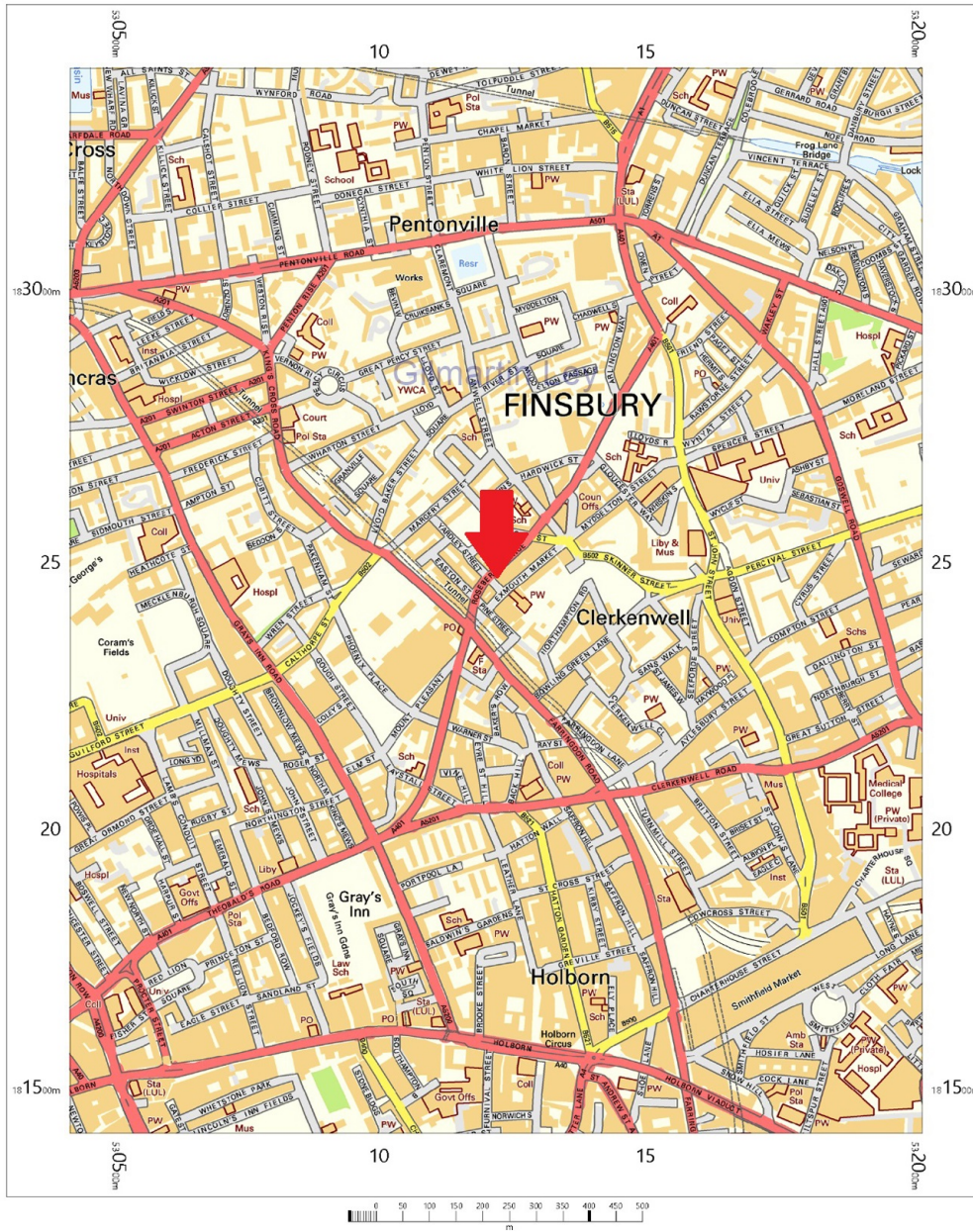


GILMARTIN LEY

Fully Fitted Restaurant To Let Next To Exmouth Market, London EC1

Restaurant established since 1966

Kolossi Grill, 56-60 Rosebery Avenue, London EC1R 4RR



OS Streetview
Tuesday, March 3, 2020, ID: CM 00864935
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 531220 E, 182427 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/to-rent/restaurants/clerkenwell/london/ec1r/28101>

Our ref: 28101

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

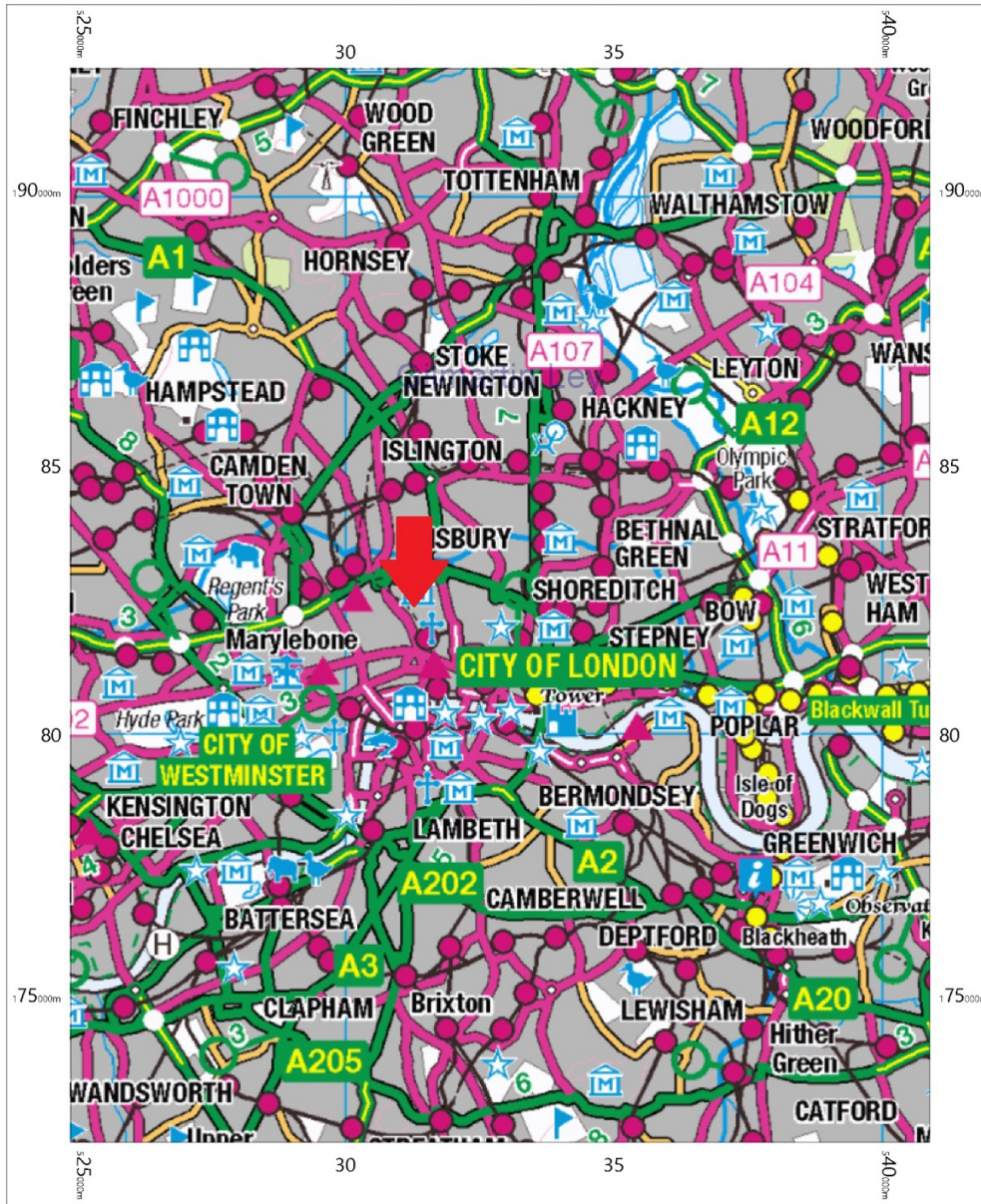


GILMARTIN LEY

Fully Fitted Restaurant To Let Next To Exmouth Market, London EC1

Restaurant established since 1966

Kolossi Grill, 56-60 Rosebery Avenue, London EC1R 4RR



OS 250k scale raster
Tuesday, March 3, 2020, ID: CM-00864951
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 532880 E, 182396 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live





GILMARTIN LEY

Fully Fitted Restaurant To Let Next To Exmouth Market, London EC1

Restaurant established since 1966



<https://www.gilmartinley.co.uk/properties/to-rent/restaurants/clerkenwell/london/ec1r/28101>

Our ref: 28101

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Fully Fitted Restaurant To Let Next To Exmouth Market, London EC1

Restaurant established since 1966



<https://www.gilmartinley.co.uk/properties/to-rent/restaurants/clerkenwell/london/ec1r/28101>

Our ref: 28101

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Fully Fitted Restaurant To Let Next To Exmouth Market, London EC1

Restaurant established since 1966



<https://www.gilmartinley.co.uk/properties/to-rent/restaurants/clerkenwell/london/ec1r/28101>

Our ref: 28101

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Fully Fitted Restaurant To Let Next To Exmouth Market, London EC1

Restaurant established since 1966



<https://www.gilmartinley.co.uk/properties/to-rent/restaurants/clerkenwell/london/ec1r/28101>

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Our ref: 28101

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk