



GILMARTIN LEY

Former Bar / Nightclub To Let - Archway N19

Ground floor and basement space with rear garden / terrace

**114 Junction Road,
Archway,
LONDON, N19 5LB**



Area

Net Internal Area: 141 sq.m. (1,514 sq.ft.)

Rent

Guide Rent £28,000 per annum (approx.
£2,333 monthly) subject to contract



Property Description

The property comprises a former bar / nightclub arranged over ground and basement floors of an end of terrace mixed-use building. The ground floor is configured to provide a combination of bar and seating areas with rear store room, WCs and access to rear yard area. The basement is accessed internally and comprises an open plan dance floor area / function room, with additional store / cloak room.

Externally, the building has a distinctive high street frontage and generous, self-contained, yard which is suitable for use as a beer / bar garden or an external dining terrace, subject to the necessary consents.

The property may be suitable to a variety of retail, entertainment and leisure uses subject to planning permission.

Key considerations:

- > New lease on terms to be agreed
- > Net internal area: 140.72 sq.m (1,514 sq.ft)
- > Vibrant inner North London location
- > Rarely available bar / nightclub property
- > Contained rear courtyard space
- > Suitable for a variety of potential uses (STPP)
- > Excellent public transport connections
- > Archway, Tufnell Park and Upper Holloway Stations all within 600 metres
- > Only 150 metres from Dartmouth Hill Park



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Accommodation

Net Internal Area: 141 sq.m. (1,514 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	69.56	748	Bar, toilets and storage areas with frontage onto Junction Road and access to rear courtyard.
Basement	71.16	765	Internally accessed, former dancefloor / function room with further store room / cloakroom.

Property Location

The property is located on the west side of Junction Road (A400), just north of Poynings Road, in between Archway and Tufnell Park, a vibrant and popular part of inner north London. There is a wide variety of commercial occupiers in the immediate vicinity including bakeries, cafés, offices, restaurants, bars and supermarkets. The Whittington Hospital is located approximately 600 metres north of the property.

Transport communications are excellent. Tufnell Park Station (Northern Line) is approximately 450 metres south and Archway Station (Northern Line) is 530 metres north. Upper Holloway London Overground Station is 575 metres to the north east. Numerous bus routes run along Junction Road.

The location has good access to public green spaces: Dartmouth Hill Park is only 150m to the west of the property and Hampstead Heath / Parliament Hill are approximately 900 metres to the west.

2023 Rateable Value £16000.00

Estimated Rates Payable £7680 per annum

Service Charge p.a. TBC

Premium Nil

Terms New fully repairing and insuring lease on terms to be agreed

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: <https://www.gilmartinley.co.uk/properties/33549>
Floorplans
Offer Requirements document
Energy Performance Certificate

Last Updated: 03 Sep 2026

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Our ref: 33549

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

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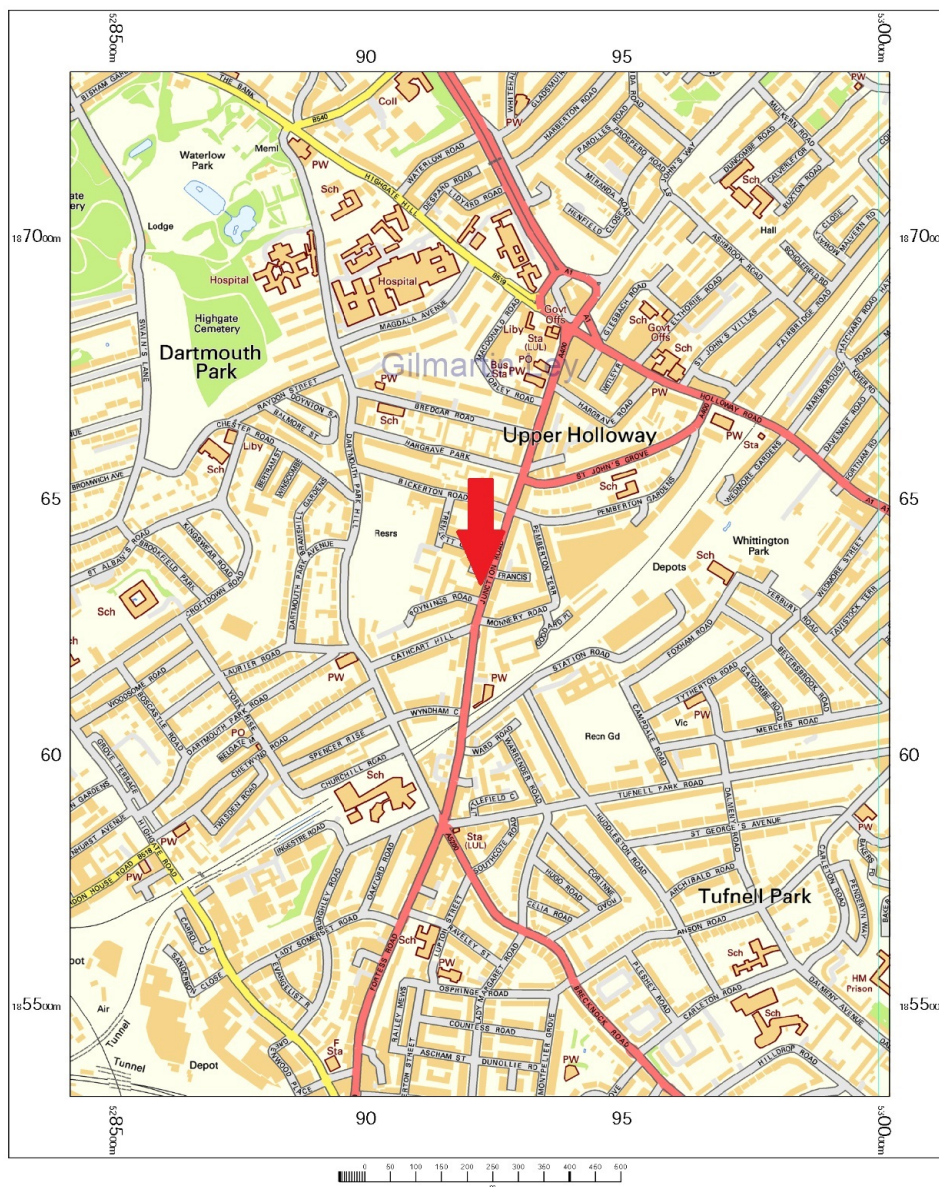
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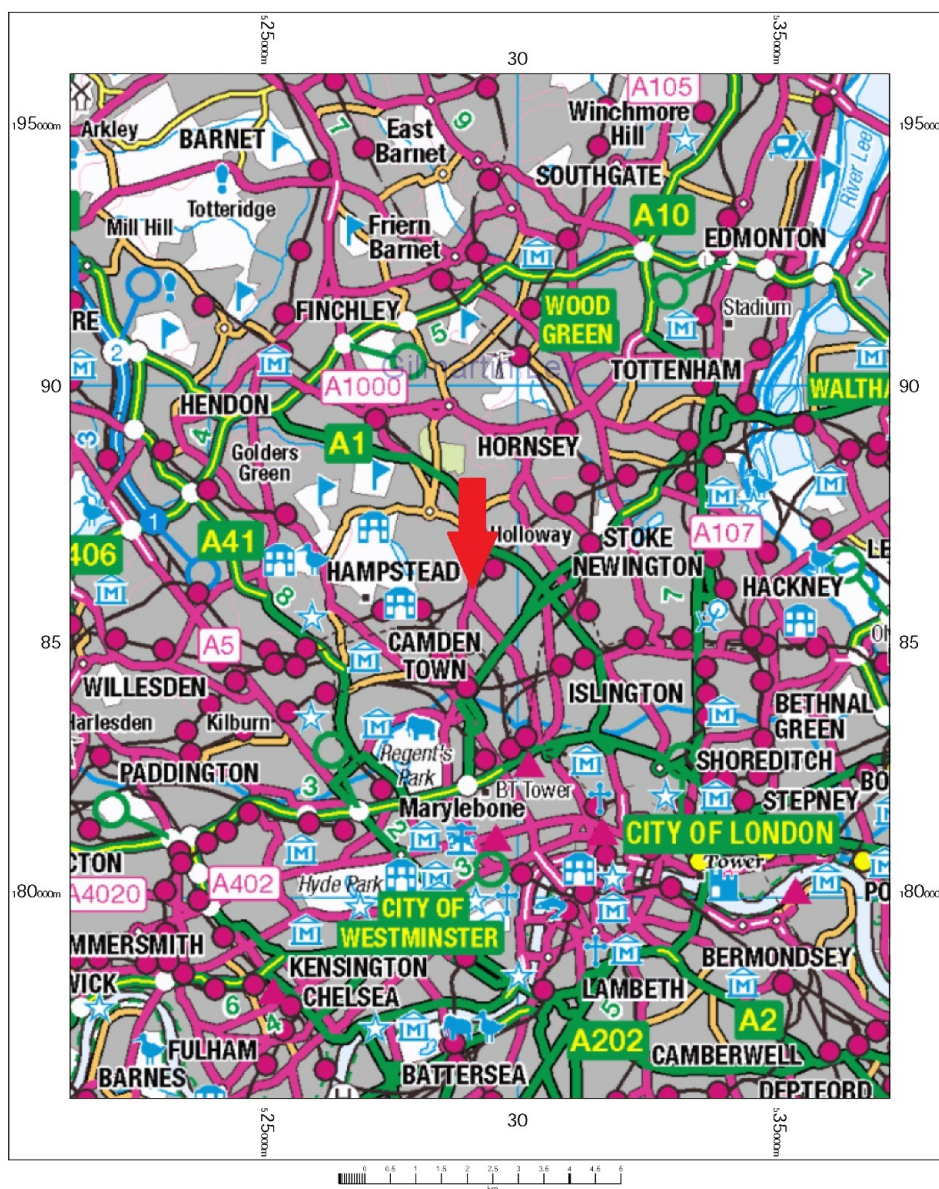
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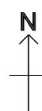
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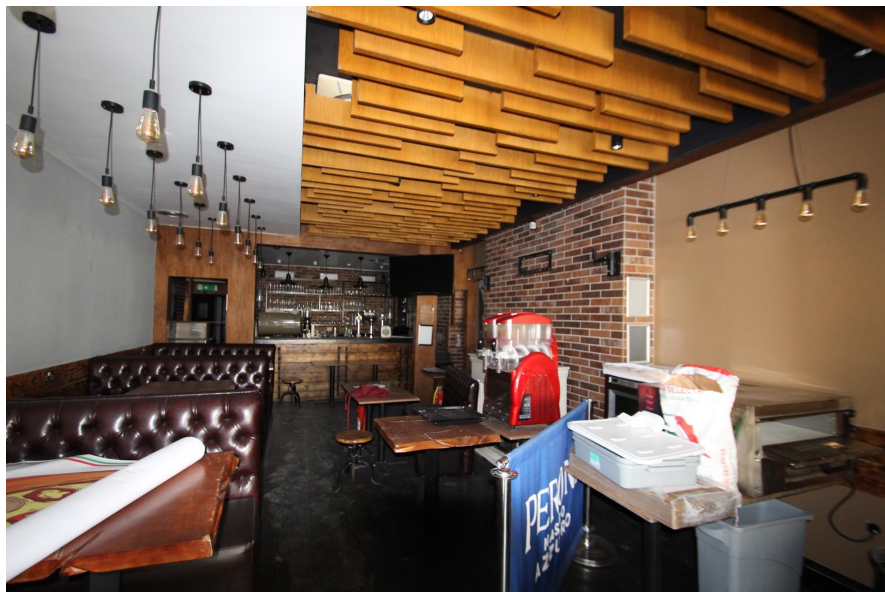
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