

R4, ANGEL CENTRAL,  
ISLINGTON, LONDON N1

# CLASS E RESTAURANT OPPORTUNITY

## LOCATION

Angel Central is Islington's premier shopping and dining destination that has recently benefitted from a £16 million transformative refurbishment project. The scheme is home to over 25 vibrant retail and leisure brands, an alfresco dining area and premier entertainment facilities. Existing operators include Saint Espresso, Pret, Itsu, Birdies, Wagamama, 10 screen Vue, O2 Academy and ETM will be opening Northwood – their latest premium sports bar – in August this year.

## ACCOMODATION

The unit is partly fitted and configured over first floor only comprising the following approximate Gross Internal Floor Areas:

FIRST FLOOR:	3,357 SQ FT	311.88 SQ M
EXTERNAL SEATING:	400 SQ FT	37.16 SQ M

## RENT

On application.

## SERVICE CHARGE & INSURANCE

Detailed information available on request.

## TENURE

A new effectively FRI lease for a term to be agreed contracted outside of the security of tenure and compensation provision of the 1954 Act.

## RATES

Rateable Value: £80,000  
UBR (2023): 51.2p  
Rates Payable: £40,960 per annum

## LICENSING

The unit benefits from a premises licence permitting the sale of alcohol and has the following opening hours: Sunday to Thursday: 23.30 and Friday & Saturday: 00.30

The licence will be transferred to the incoming tenant on completion of the lease.

## EPC

Band D. Certificate available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.



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# CONTACT

VIEWINGS STRICTLY BY  
PRIOR APPOINTMENT WITH  
JOINT AGENTS.

FOR ALL ENQUIRIES:

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