

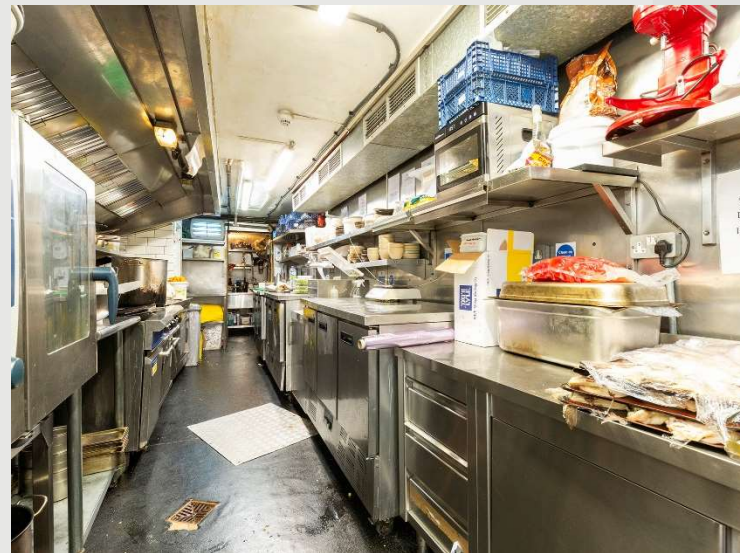
107 Upper Street, Islington, London, N1 1QN



LEASE FOR SALE

Class E Restaurant
855 sq ft / 79.4 sq m
£42,000 per annum

Prominent Fully Fitted Restaurant in Upper Street, Islington



- Fully fitted kitchen with extraction
- 6 range gas-cooker
- Air conditioning
- Air-flow system
- Fitted bar
- Attractive lighting
- Fridges and freezers
- WCs in the basement
- Dumb waiter
- Premium of £55,000

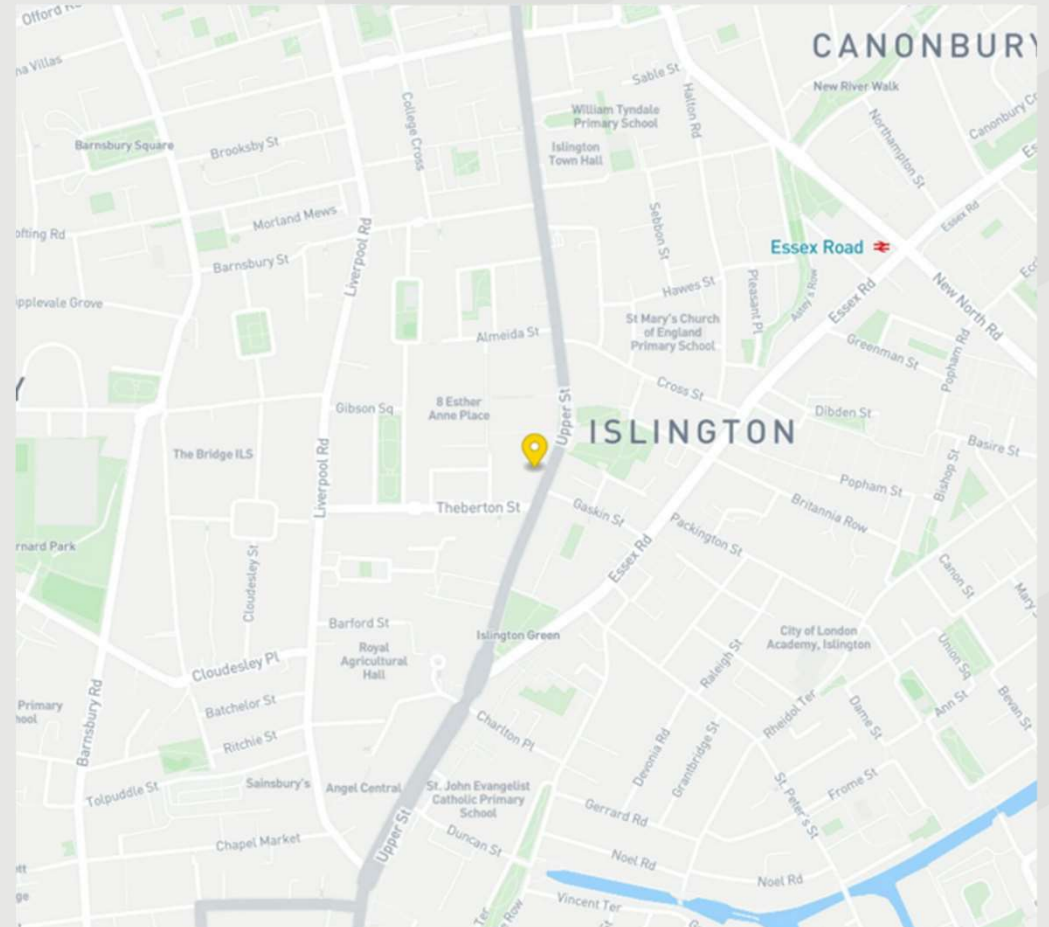


Description

The unit is part of a 4-storey terraced character mixed-use building. It is situated over the ground floor and basement and is currently used as an E-Class restaurant. The property has a glazed frontage with bi-folding doors, air-conditioning, fully fitted restaurant, a fitted bar with display fridges, real wood floors, part wood-panelled walls, dumb waiter, as well as in good decorative order. The main restaurant area is on the ground floor with the comprehensive kitchen in the basement

Location

This property is located on a prominent part of Upper Street, close to Angel with shops, restaurants, bars and major high street facilities next to the premises. It is well served for transport links with Angel station close-by. Highbury & Islington and Essex Road stations are easily accessible and numerous buses serve the area. Local occupiers include St Mary's Church, Nielson & Bauer, Tofu Vegan, Almeida Theatre, Gail's, The Bull Public House and many other retailers, restaurants, and bars.



Accommodation/Availability

Name	Sq ft	Sq m	Availability	Rent	Rates Payable (sq ft)	Service charge
Ground - Floor	443	41.16	Available			
Basement - Floor	412	38.28	Available			
Unit - Total	855	79.43	Available	£42,000 / annum	£23.20	On Application

Premium
£55,000

Tenure

This is an assignment of a lease granted on 29th November '21, outside the Landlord & tenant Act 1954, until November 2036. The next rent reviews are November 2026 and 2031 (5 yearly).

EPC

E

VAT

Not Applicable

Configuration

Not fitted. All floors in The Warehouse can be offered fully fitted, subject to terms.

Contacts

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