



**DAVIS
COFFER
LYONS**

TO LET – UPPER STREET, ISLINGTON N1

A3 RESTAURANT WITH LARGE ROOF TERRACE



57-58 Upper Street, Islington, London, N1 0NY

Summary

- New Lease Available (No Premium)
- Fully Fitted Restaurant
- Large Roof Terrace
- A3 / E Class use
- Residential Accommodation Above



Viewing is strictly by prior appointment with sole agent
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Location

The premises are located on Upper Street, opposite Islington Green and close by to Angel Underground Station. The area benefits from a large residential catchment and a number of office workers in the vicinity. Upper Street is a thriving drinking and dining destination and benefits from a considerable amount of footfall. Local operators include Flight Club, The Breakfast Club, Five Guys, Dirty Martini, Nandos, Oldroyd, Rodizio Rico and numerous other independent and corporate operators. For a better understanding of the location please review [Google Street View](#)

Description

The fully fitted premises occupy an attractive double fronted unit and are arranged over the entire building. The ground floor provides a full bar, display counter, kitchen and customer seating internally and externally. The first floor benefits from a large 750 Sq Ft roof terrace, WC's, managers office and storage. There is a 3 bedroom flat located on the second and third floor and a cellar in the basement.

We understand the approximate gross internal areas to be:

Ground Floor	234 sq m	2,519 sq ft
First Floor	116 sq m	1,249 sq ft
Second & Third Floor	98 sq m	1,055 sq ft
Total	448 sq m	4,822 sq ft

Tenure

A new FRI lease for a term of 20 years, subject to five yearly upward only rent reviews.

Rent

£160,000 per annum exclusive.

Planning and Licensing

The premises benefit from A3 / E Use (Restaurant).

Further Details

An EPC has been commissioned and can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs and possession will be available upon completion of legal formalities.

