



77-78 Upper Street, Islington, London, N1 0NU

Location

Located on Upper Street, close to the retail hub of Angel and the N1 Centre and near to the O2 Academy, Screen on the Green and opposite Islington Green in the F&B centre of Islington.

Nearby occupiers include Five Guys, Franco Manca, Chik'n, Pho, Gails, Ottolenghi and numerous other successful independent and corporate operators. For a better understanding of the location please review [Google Street View](#)

Description

The double fronted premises has the potential to achieve outside seating. Internally there is a large open plan rectangular customer seating area with a long fitted bar, exceptional kitchens with further stores and toilets and servicing to the rear.

We understand the approximate Gross Internal Area to be:

Ground Floor	386 sq m	4,154 sq ft
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Tenure

The premises are available on a new lease on terms to be agreed. Rental offers invited in excess of £175,000 pa exclusive

Planning

The premises benefits from historic A3 /A4 use.

Licensing

The premises benefit from a licence allowing the sale of alcohol (with food to be made available) as follows:

Monday to Saturday	10.00am to 00.00am
Sunday	12.00am to 23.30am

Further Details

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

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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