



**Comedor, 176 Upper Street, Islington, London N1 1RG**

**Location**

The premises are located on Upper Street in Islington which is an affluent north London suburb. The area benefits from a large office population and residential catchment. Highbury & Islington underground and overground station is located close by.

Local operators include Lucky Voice, Ottolenghi, Pizza Hut, Fig & Olive, Pasha, Paul, Joe & The Juice and other independent operators.

For a better understanding of the location please review [Google Street View](#)

**Description**

The property is arranged over ground floor and basement and is fully fitted throughout benefiting from approximately 74 covers on ground floor and a fully fitted kitchen. The basement provides office storage and toilets. We understand the approximate Gross Internal Area to be:

Ground Floor	1,100 sq ft	102 sq m
Basement	400 sq ft	37 sq m
<b>Total</b>	<b>1,500 sq ft</b>	<b>139 sq m</b>

**Tenure**

The premises are held on terms of 20 years from 2010 at a passing rent of £44,000 pax, subject to 4 yearly rent reviews inside the Landlord & Tenant Act.

**Premium**

Premium offers invited for the benefit of the leasehold interest, premises license and fixtures and fittings in situ.

**Planning and Licensing**

We understand the premises benefits from A3 restaurant use. The premises benefit from a licence allowing the sale of alcohol as follows:

Sunday	12.00pm to 00.00am
Monday to Tuesday	10.00am to 00.00am
Wednesday	10.00am to 01.00am
Thursday	10.00am to 03.00am
Friday to Saturday	10.00am to 05.45am

**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.

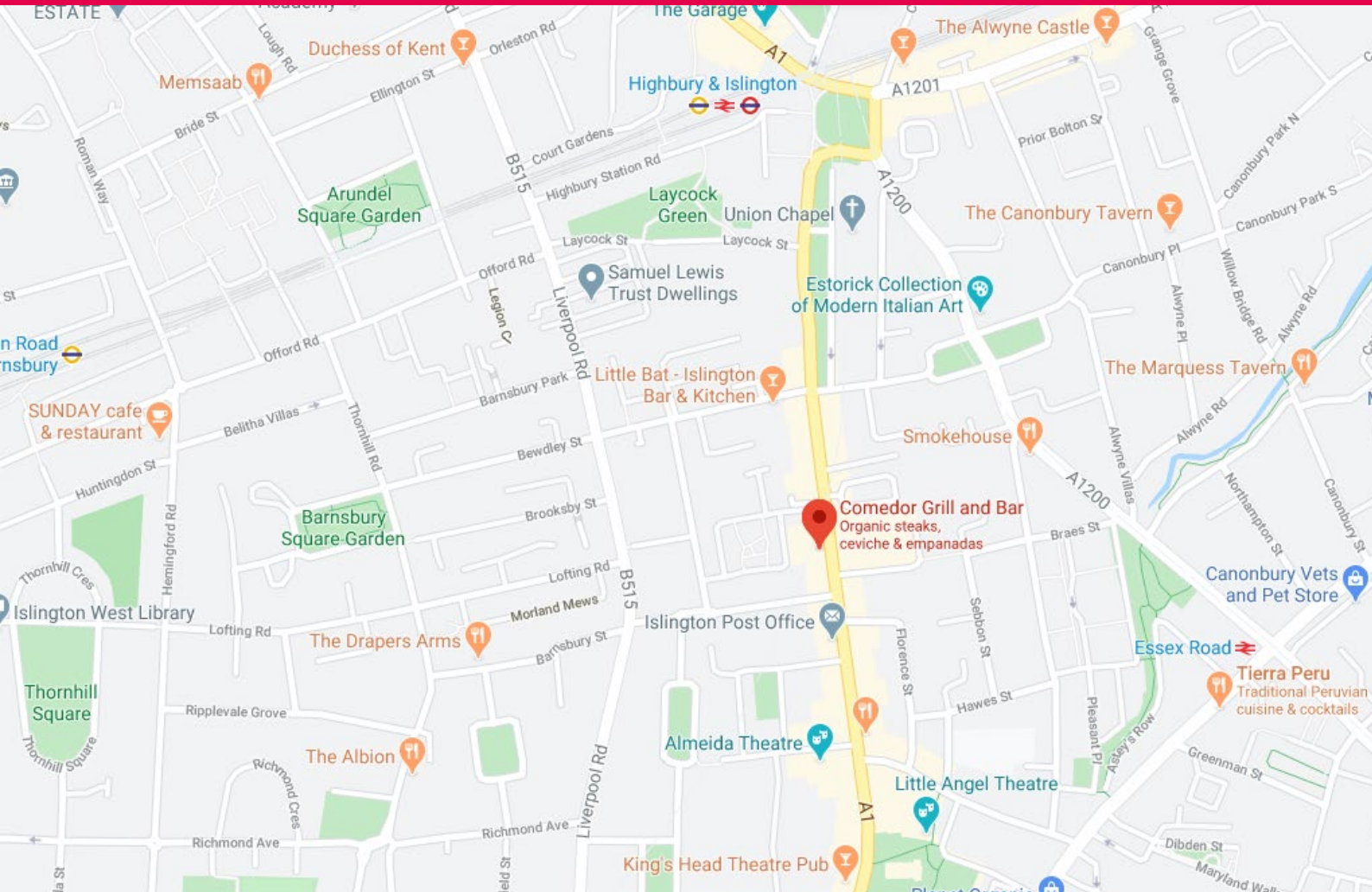
Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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**DAVIS  
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**FULLY FITTED RESTAURANT/BAR FOR SALE  
LATE NIGHT LICENCE UNTIL 5AM  
ISLINGTON, N1**



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