



79 Upper Street, Islington, London, N1 0NU

Location

Located on Upper Street, close to the retail hub of Angel and the N1 Centre & Multiplex Cinema 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 premises occupy a desirable corner position with an attractive return shop front and external seating. Internally the premises provide an attractive counter servery and customer seating. Stairs lead to a light airy customer seating area at lower ground. Additional storage can be found at basement level along with back of house space.

We understand the approximate Gross Internal Area to be:

Basement	12.8 sq m	138 sq ft
Lower Ground Floor	30.7 sq m	330 sq ft
Ground Floor	57.4 sq m	618 sq ft
Total	109 sq m	1173 sq ft

Tenure

The premises are available on a new lease on terms to be agreed. Rental offers of £90,000 pa exclusive will be considered.

Planning

The premises benefits from E Class Use.

Business Rates

The premises have a rateable value of £74,000. All interested parties are advised to enquire with the Local Authority.

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 Coffery Lyons: dcl.co.uk

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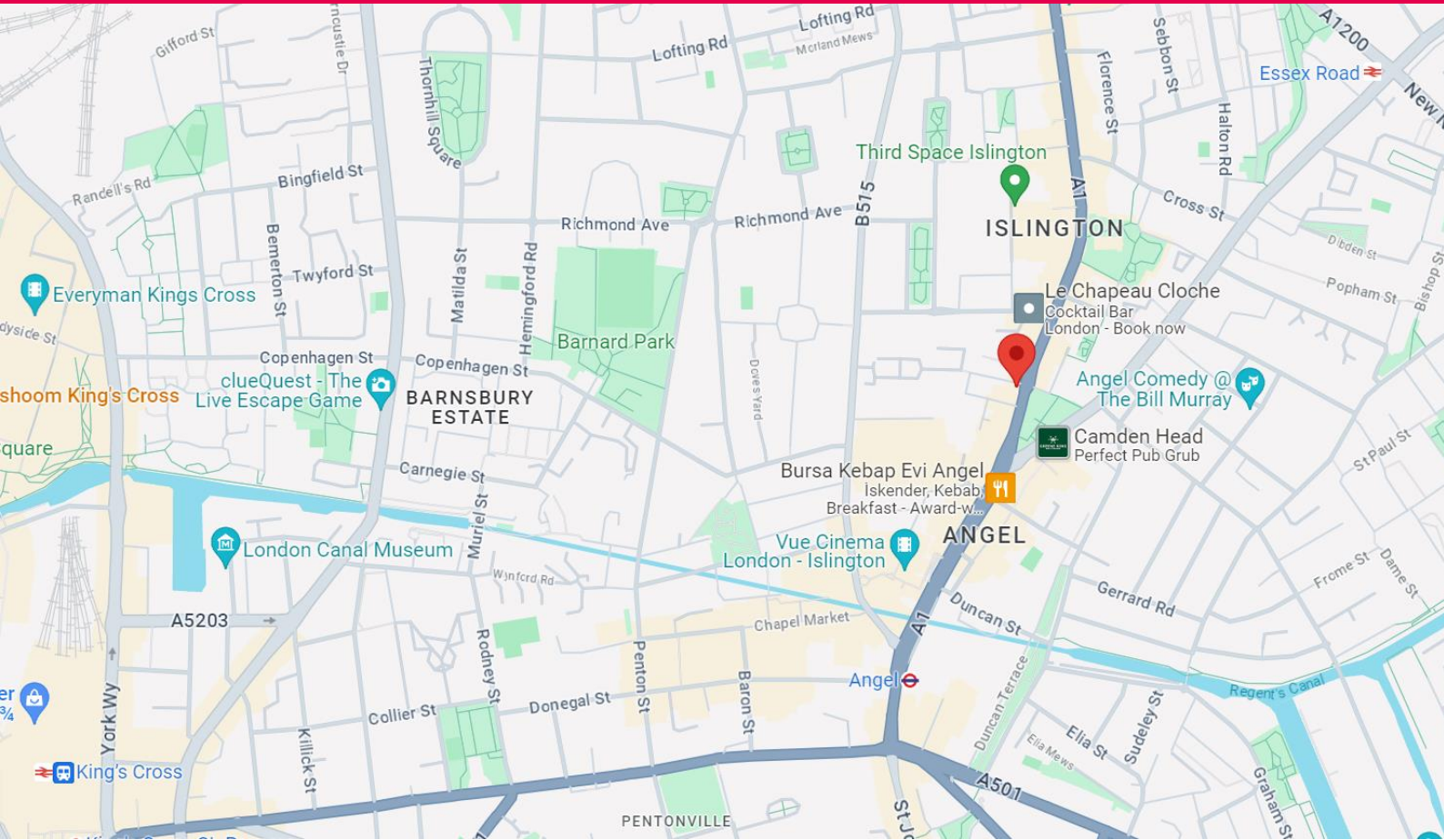
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**DAVIS
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NEW LEASE - 1,173 SQ FT - E CLASS

FITTED CORNER PREMISES - ISLINGTON, N1



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