



49 Upper Street, Islington, N1 0PN

Location

The premises are located on Upper Street, a short walk from Angel Underground Station and close to Islington Green and the Business Design Centre. 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, Bubba Café, Pho, Mayyil, Bursa Kebap Evi, Pizza Express, Thai Square and numerous other independent and corporate operators.

For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises occupy an attractive corner frontage and have recently been refurbished throughout. The premises are arranged over ground floor and basement.

There is a separately accessed 4 bedroom 2 bathroom flat above, which can be included for an additional rent.

The approximate gross internal areas are as follows;

| | | |
|--------------|------------------|------------------|
| Ground Floor | 522 sq ft | 48.6 sq m |
| Basement | 260 sq ft | 24 sq m |
| Total | 782 sq ft | 72.6 sq m |

Tenure

The premises are available on a new lease for terms to be agreed.

Rent

Rental offers in excess of £65,000 pax will be considered.

Planning

The premises benefit from E Class Use.

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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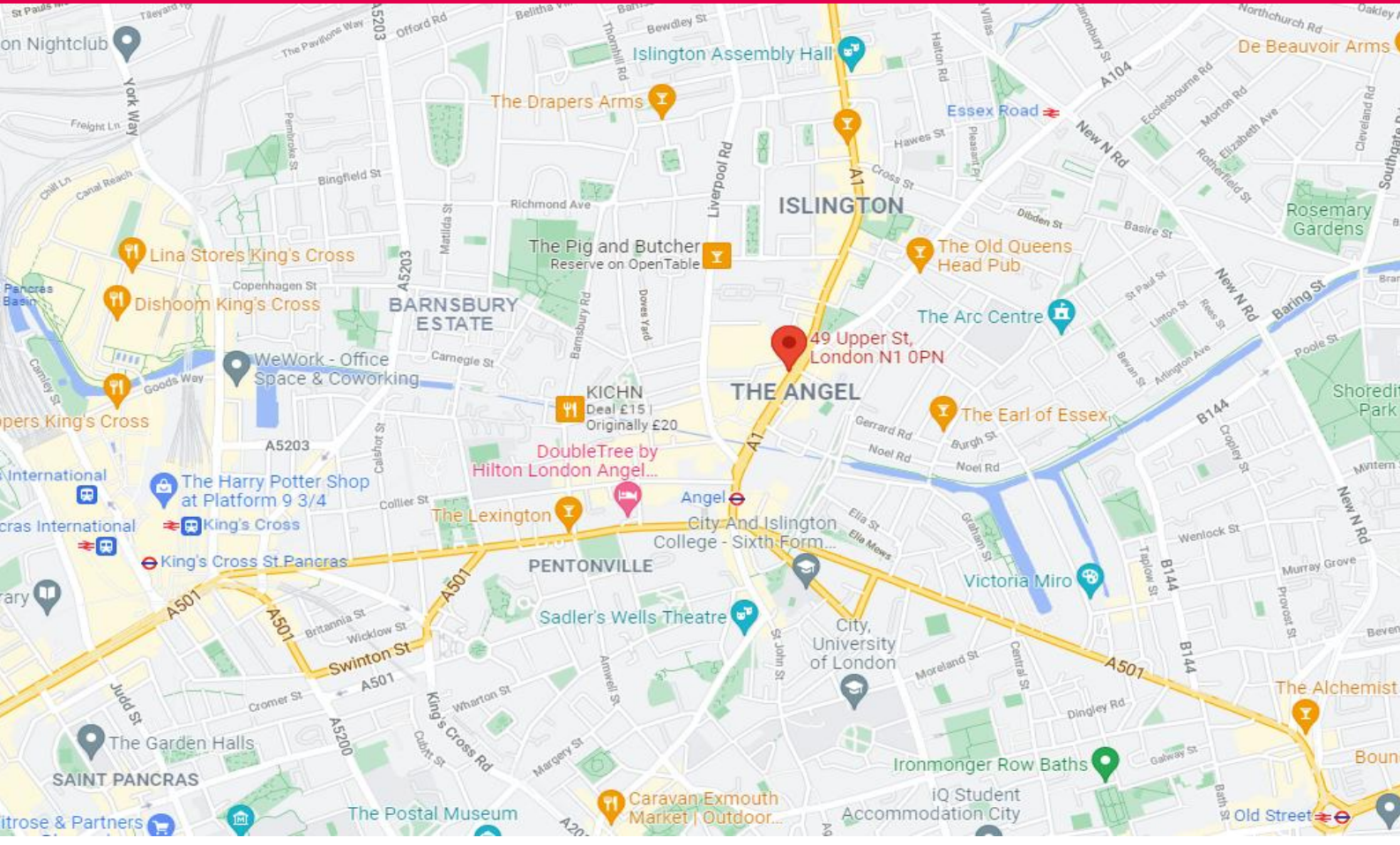
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**DAVIS
COFFER
LYONS**

NEW LEASE – UPPER STREET, ISLINGTON N1

782 SQ FT ATTRACTIVE CORNER UNIT (E CLASS)



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