



47 Upper Street, Islington, N1 0PN

Location

The premises are located on Upper Street, close by to Angel Underground Station 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, Noxy Brothers, Thai Square, Bubba Café, Pho, Breakfast Club 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 single fronted unit and are arranged over ground floor and basement.

The approximate gross internal areas are as follows;

Ground Floor	475 sq ft	44 sq m
Basement (storage)	150 sq ft	14 sq m
Total	625 sq ft	58 sq m

Tenure

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

Rent

Rental offers in the region 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 Coffey Lyons: dcl.co.uk

Louie Gazdar
Associate Director
0207 299 0745
lgazdar@dcl.co.uk

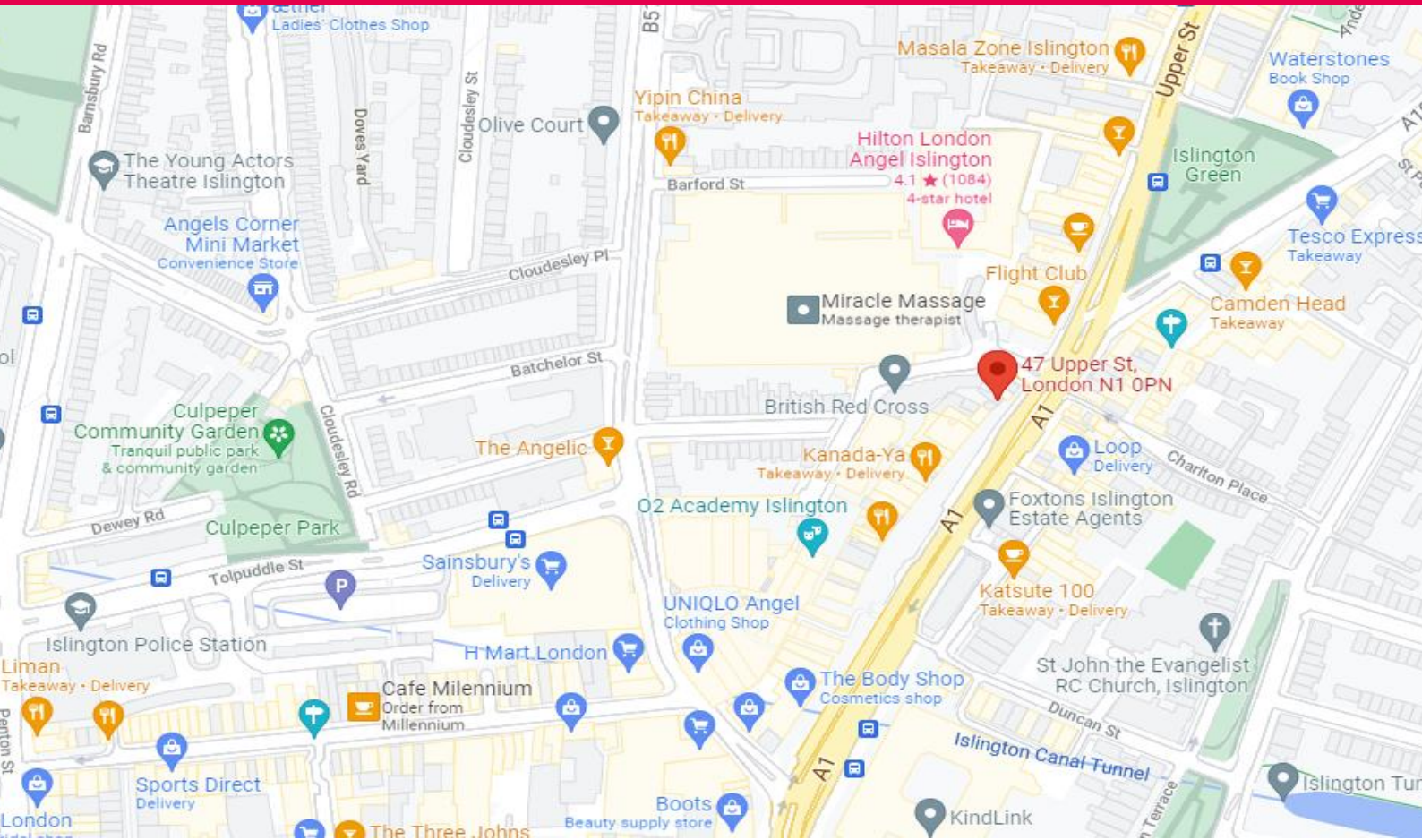
Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk



**DAVIS
COFFER
LYONS**

NEW LEASE – UPPER STREET, ISLINGTON N1

625 SQ FT E CLASS OPPORTUNITY



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.