

FITTED A3 RESTAURANT FOR SALE

189 Upper Street, Islington, London, N1 1RQ



LOCATION

Located on the North end of Upper Street, circa 300m south of Highbury and Islington Station and close to the junction with Island Park Street. The restaurant is located in an affluent area with many pubs, restaurants and cafés nearby which see a high footfall throughout the year. Other operators in the area include Rudy's Vegan Diner, Euphorium Bakery, Lucky Voice, Wild Food Café, The Sampler Wine Merchant and The Vineyard along with numerous independent retailers.

DESCRIPTION

The restaurant is in excellent condition having been refurbished in 2018 and offers a true turnkey opportunity. The property is a mid terraced with a timber shop front and canopy cover. It is an "L" shaped property on ground floor providing circa 70 covers with an open kitchen to the rear and full extraction. Customer toilets, prep kitchen and a small managers office are located on the first floor.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground	-	1,200 sq ft / 111.4 sq mt
First	-	300 sq ft / 27.8 sq mt
TOTAL	-	1,500 sq ft / 139.3 sq mt

RENT

£45,000 per annum

[Video - Ground Floor](#)
[Street View Link](#)

LEASE

Available by way of an assignment of the existing 15 year lease due to expire in 2028. The lease is subject to five yearly reviews with a tenant option to break in March 2023. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

BUSINESS RATES

Rates payable £14,975 (pre-COVID-19) – Note this does not include any retail discount (interested parties are advised to confirm this figure with the local authority).

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON & OFF the premises from 10am to midnight throughout the week. It is our understanding that the license allows the sale of alcohol without food. A copy of the license is available on request.

PREMIUM

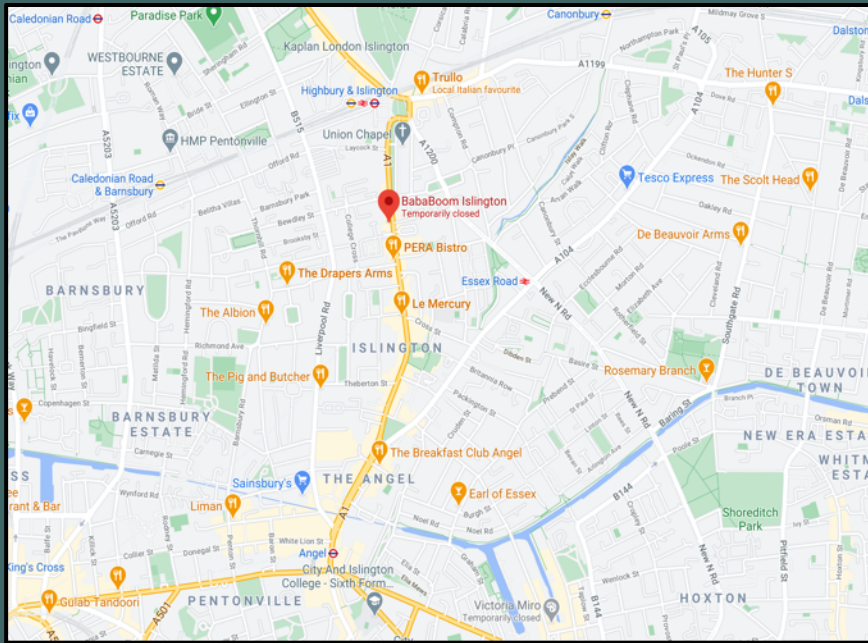
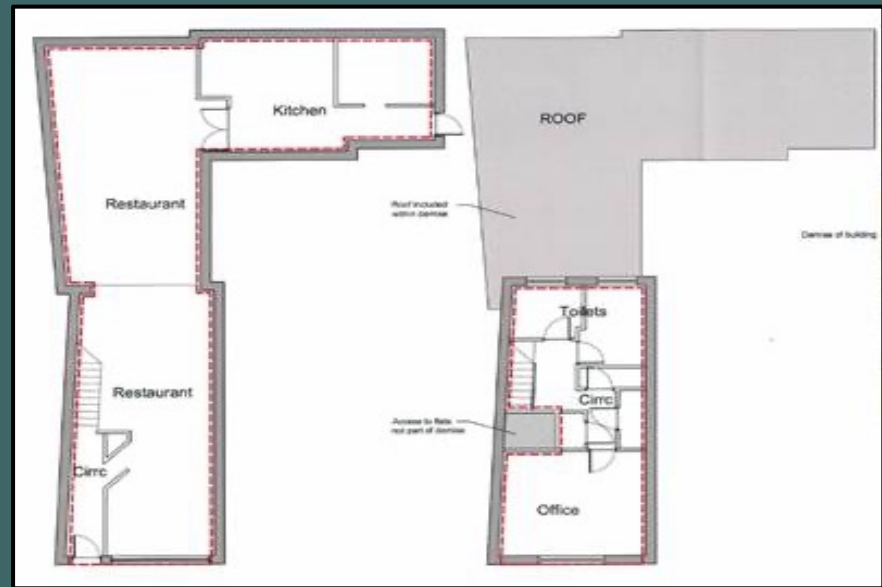
Premium on application.

VIEWING

By appointment through:

Marc Rogers
07816 764653
marc@mkrproperty.co.uk
<http://www.mkrproperty.co.uk>

MKR
PROPERTY



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