

FULLY FITTED RESTAURANT  
341-342 UPPER STREET, ISLINGTON,  
LONDON, N1 0PB





## LOCATION

Ideally located in a high footfall and prominent location on Upper Street Islington. Angel Underground Station is a mere 200 metres away whilst The Business Design Centre is opposite. Nearby operators include Flight Club, Leon, Chilango, Franco Manca, Thai Square and Dirty Martini.

## DESCRIPTION

The restaurant trades over the ground (38 covers) and first floor (50 covers) of this extremely prominent 3 storey corner building. The ground floor also boasts a fully fitted open plan kitchen with 8 al fresco covers whilst the basement consists of a managers office, wc and back of house. The restaurant offers a turnkey opportunity having undergone a complete refurbishment at significant cost in 2021.

## ACCOMMODATION

The property comprises the following approximate floor areas:

Basement	-	840 sq ft / 78 sq mt
Ground	-	1,090 sq ft / 101 sq mt
First	-	950 sq ft / 88 sq mt
TOTAL	-	2,880 / 267 sq mt

## RENT

A step rent rising from £120,000 in year 1 to £140,000 in year 5 with a fixed rent of £157,500 for years 6-10 and £177,187 for years 11-15. More details on request.

## LEASE

Available by way of an assignment of the existing lease expiring in June 2036. It is our understanding that the lease is contracted outside the security of tenure and compensation provisions of the L&T Act 54.

## PREMIUM

On application

## LICENSE

We are advised that the premises license permits the sale of alcohol on and off premises from 11am - midnight everyday. A copy of the license is available on request.

## BUSINESS RATES

Rateable Value (from April 2023) - £87,000

UBR - 0.512

Rates Payable - £44,544

Interested parties are advised to make their own enquiries to verify the business rates

## VIEWINGS & FURTHER DETAILS

Please contact sole agents

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