

CONFIDENTIAL - STAFF UNAWARE

FANTASTIC FULLY FITTED RESTAURANT & PIZZERIA LEASE FOR SALE UPPER STREET, LONDON, ISLINGTON, N1



LOCATION

Located on the North end of Upper Street within a 5 minute walk of Highbury and Islington Station. The restaurant is located in a vibrant and affluent area with many pubs, restaurants and cafés nearby. Other operators include Euphorium Bakery, The Trawlermen, Lucky Voice, British Patagonia Bakery and The Vineyard along with numerous independent retailers.

ACCOMMODATION

The restaurant is in excellent condition having been refurbished in 2021 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 60 covers with an open kitchen with Marana Forni pizza oven (2 years old) 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 floor - 1,200 sq ft / 111 sq m
- First floor - 300 sq ft / 28 sq m

LEASE

Available by way of an assignment of the existing 15 year lease due to expire in 2028. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

RENT

£52,500 pax

PREMIUM

On application

FIXTURES & FITTINGS

All fixtures and fittings are included

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 10am until midnight Monday-Saturday and from 12 noon until midnight on Sundays. The license allows the sale of alcohol without food. A copy of the license is available on request.

BUSINESS RATES

Rateable Value (from April 2023) -£41,500

UBR - 0.499

Rates Payable - £20,708

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

FURTHER DETAILS

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