



RESTAURANT PROPERTY

INTERNATIONAL LEISURE SPECIALISTS

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PRIME ISLINGTON CORNER * DOUBLE FRONTED



Hen Restaurant

154 - 155 Upper Street
Islington
London
N1 1RA

FULLY FITTED RESTAURANT * LEASE FOR SALE

LOCATION

This prime corner restaurant is situated on Upper Street in Islington. This area hardly ever sleeps and is constantly flourishing. The premises has double frontage and is a short walk away from both Essex Road Station and Angel Station.

Nearby operators including: Hoxley & Porter, Be At One, Fig & Olive, Ottolenghi and Artisan Gluten Free Bakery.

ACCOMMODATION

The premises are arranged over ground floor and basement providing the following approximate areas:

Ground Floor	1,135 SQ FT
Basement	224 SQ FT
TOTAL	1,359 SQ FT

LEASE

The premises are available by way of an assignment of the existing Full Repairing and Insuring lease expiring on the 1st of November 2022, held within the Landlord and Tenant Act 1954. Next rent review will be held on 1st November 2017.

RENT

£85,000 per annum

PREMIUM

Upon Application

PLANNING

The premises benefit from Use Class A3 (Restaurant).

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

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5 Fitzhardinge Street, London W1H 6ED | Registered in England No. 4741589

RATES

We have been verbally informed by the local authority:

2010-2016

Rateable Value: £70,500

Rates Payable: £33,981

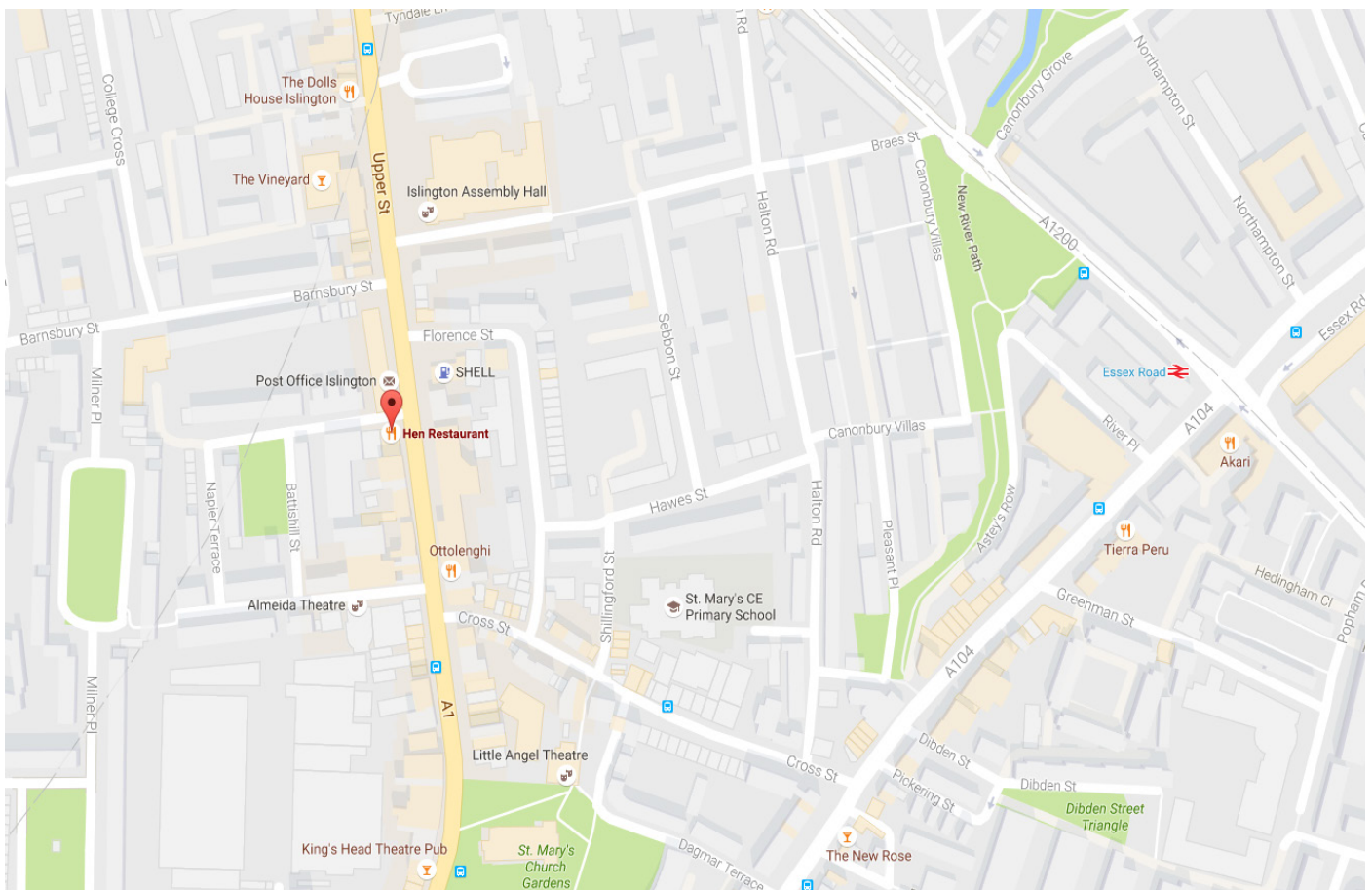
All parties are advised to confirm the above with Islington Council.

EPC

A EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



FOR VIEWINGS PLEASE CONTACT

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SUBJECT TO CONTRACT