



70 COVER RESTAURANT Upper Street, Islington

Vintage Salt, 189 Upper Street, London N1 1RQ

- Prime location on Upper Street
- High footfall area, 300m south of Highbury and Islington station
- Affluent area, many restaurants, pubs, and coffee shops nearby
- High quality fixtures and fittings
- Lease expires 2023, lease inside the Act, rent £75,000pa

LEASEHOLD INTEREST FOR SALE

GUIDE PRICE £175,000 (plus VAT if applicable)

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS

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Location

The property is located on the north end of Upper Street Islington, circa 300 m south of Highbury and Islington Station and close to the junction with Islington Park Street.

Description

Mid terraced property with timber shop front and canopy over. "L" shaped property on ground floor and provides circa 70 covers. Open kitchen to rear. Customer toilets and ancillary areas on first floor. A flat above (not in the demise) shares access with the restaurant to the first floor.

Tenure

The ground and first floor of the premises are held leasehold for a term of 15 years from 20th March 2013 at a rent of £75,000 per annum subject to review in March 2018 and 2023. The tenant has the right to break at each rent review upon 6 months' notice.

User is Class A3 (1987 Use Classes Order).

Trade (no trade is sold or warranted)

Trades as a specialist fish and chip shop restaurant and is open between:

Monday-Friday: Midday-10:30pm

Saturday: Midday-11:00pm

Sunday: Midday-10:00pm

Floor Areas (very approximate, for indicative purposes only)

Ground 1,200 sq ft

First 300 sq ft

TOTAL 1,500 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Licensing

The property is permitted to sell alcohol between the following hours:

Monday-Saturday: 10:00am-Midnight

Sunday: Midday-Midnight

Rating Assessment

The property is listed as a shop and premises. The current rateable value is £40,500. The 2017 draft valuation is £45,750.

Viewing

Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information and to arrange a viewing please contact Richard Negus or Katie Adkins on -

Tel: 020 7836 7826 or Email: richard.negus@agg.uk.com / katie.adkins@agg.uk.com

EPC

An EPC report is available upon request