



AVAILABLE - FOR SALE

FREEHOLD INVESTMENT FOR SALE

61 UPPER STREET, LONDON, N1 0NY

Investment

For Sale, 1,175 Sq Ft £950,000 for the Freehold

All enquiries to

020 7375 1801

strettons.co.uk



STRETTONS

EST 1931

61 UPPER STREET, LONDON, N1 0NY

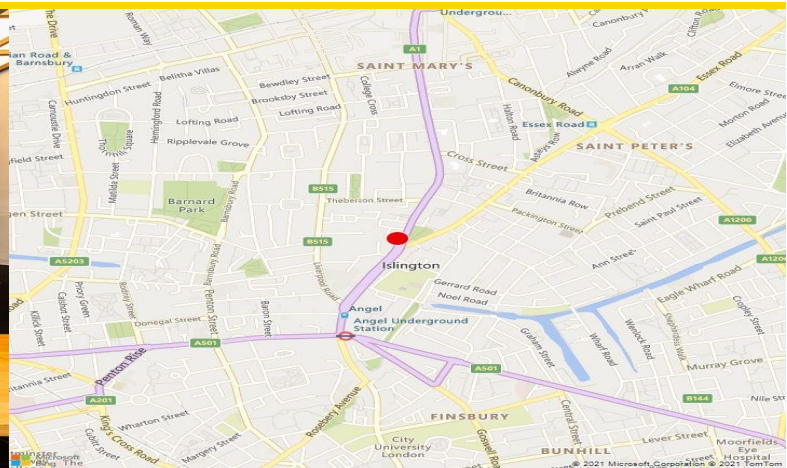
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Freehold Investment for Sale

The building is prominently located on the west side of Upper Street, opposite Islington Green which forms part of a busy thoroughfare. The area is well connected with Angel and Highbury and Islington stations close by. Upper Street is the central hub of Islington and home to an array of restaurants, bars and cafes. Local occupiers include Almeida and Kings Head Theatres, Screen on the Green Cinema and the Business Design Centre. The terraced character building comprising of the Basement, Ground, First and Second floors is entirely let to Kojima Ltd on a Fully Repairing and Insuring lease from September 2009 for 20 years. The passing rent is £60,000 pa exclusive of all other outgoings. The next review is September 2024. The lease is granted within the security of the Landlord & Tenant Act 1954.

Highlights

- Fully functional and established Japanese Restaurant
- Character terraced building over 3 floors (basement not measured)
- Fully fitted kitchen with extraction and air conditioning
- Very tasteful décor & good condition throughout

Price	£950,000 for the Freehold
Business Rates (Est)	£23,328.25 p.a. (est)
Building type	Investment
Service Charge (Est)	TBC
VAT	No VAT payable
EPC Rating	B

Floor	Size Sq Ft	Status
Basement	180	AVAILABLE - For Sale
Ground Floor	424	AVAILABLE - For Sale
1st Floor	311	AVAILABLE - For Sale
2nd Floor	260	AVAILABLE - For Sale
Total Internal Area	1,175	

Contact us

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Any party unrepresented by an RICS member or other property professional is advised of the existence of the RICS Code of Leasing and to obtain professional advice prior to submitting/agreeing any offer for the property
<https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>