



STRETTONS

EST 1931

144-145 Upper Street, Islington, London, N1 0QH



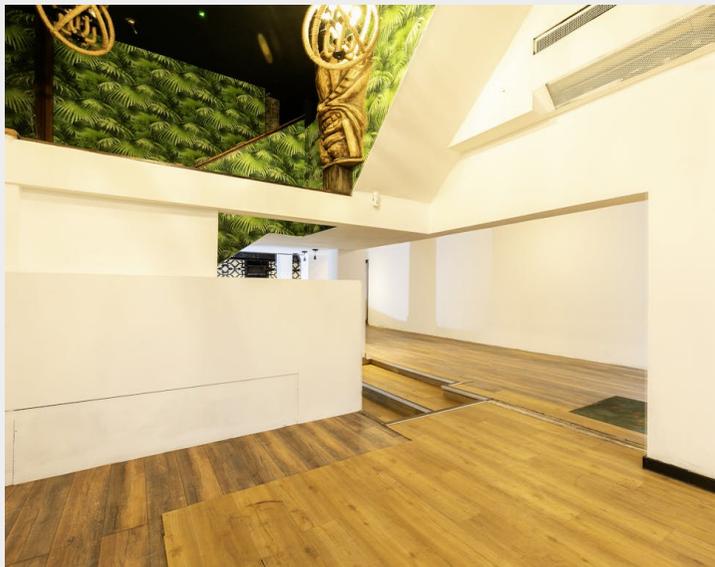
TO LET

Bar / Restaurant / Retail

1,811 sq ft / 168.3 sq m

£98,000 per annum

Prominent licensed premises with an alcohol and music licence, formerly trading as a bar - suitable for all E Class uses



- Late alcohol and music licence
- Prominent location with character glazed frontage
- Wide frontage
- Bifold glazed doors
- Good natural light
- Kitchen on first and mezzanine floors

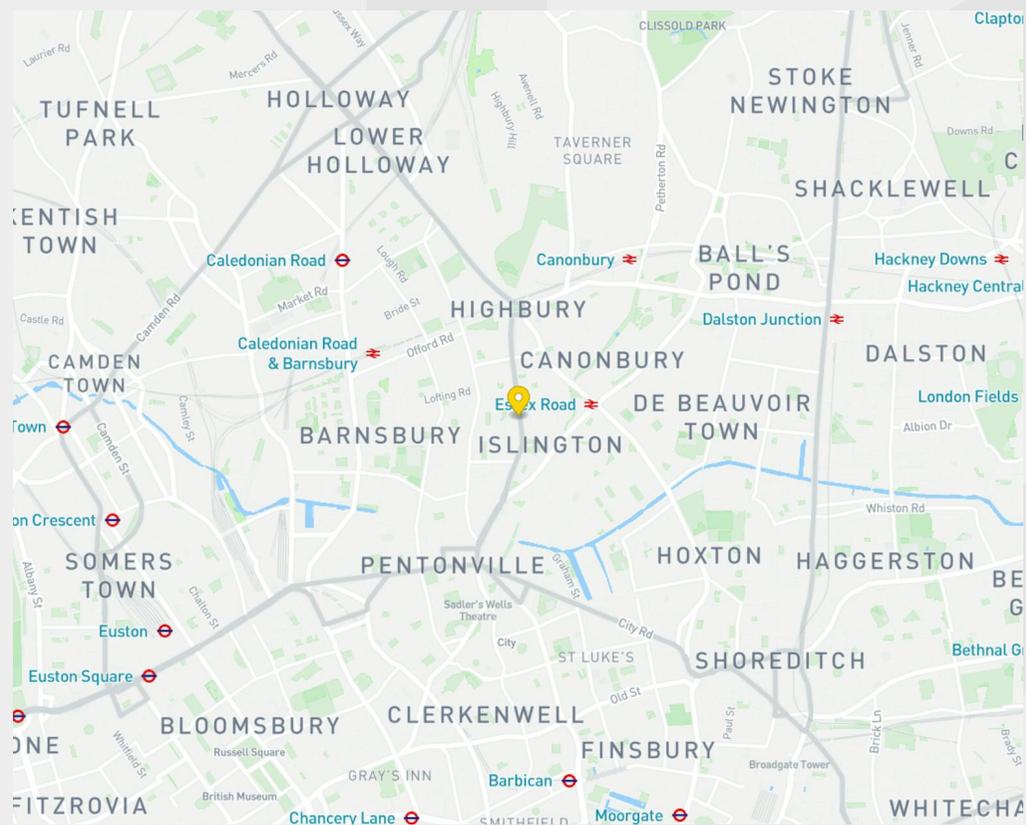


Description

The premises occupy the ground, mezzanine, first and second floors of a characterful mixed-use three-storey building, formerly home to the Laki Kane cocktail bar. The ground floor benefits from a wide glazed frontage with bi-fold doors, providing excellent natural light. The mezzanine floor accommodates WCs, while the first floor includes a kitchen fitted with fridges and freezers. The second floor provides ancillary office accommodation and storage space. Late licence Thursday to 1.30 a.m. and Friday and Saturday to 2.30 a.m.

Location

The property occupies a prominent position on Upper Street between the junctions of Almeida Street and Waterloo Terrace, mid-way between Highbury & Islington and Angel Stations. This is a busy and well-established parade, home to a strong mix of quality independents and national operators, including Monsoon, GAIL's, Clarendon Fine Art, Sichuan House, Le Petit Auberge, Ottolenghi, and many others.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Ground - Floor	1,124	104.42	-	-	-	-	Available
Mezzanine	140	13.01	-	-	-	-	Available
1st	354	32.89	-	-	-	-	Available
2nd	193	17.93	-	-	-	-	Available
Unit - Total	1,811	168.25	£98,000 /annum	£41,680 /annum	n/a	£11,640	Available

Tenure

New Lease

EPC

E

VAT

Applicable

Configuration

Not Fitted

Contacts

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