

# FULLY FITTED RESTAURANT TO LET

FORMER JIJI, G7A ESTHER ANNE  
PLACE, ISLINGTON, N1 1WL

# SHELLEY SANDZER

*Since 1983*



#### LOCATION:

Home to a wide-ranging selection of independent boutiques, restaurants, and bars, plus markets, Upper Street in Islington is definitely a focal point for shoppers. Islington Square only adds further by offering visitors a mixed-use destination for all their needs, with the open-air boulevard playing host to live music and a host of alfresco dining spots, plus the 6 screen Odeon Luxe & Dine.

The North and South Arcade offer visitors a truly incredible experience with independent and international boutiques such as A.P.C, Anthropologie, and Borough Kitchens finding their homes in the North and in the South, visitors will come across a more varied base of operators such as The Lounge Co, New Meta Gaming, and Prezzo.

In total, Islington Square provides 170,000 sq ft of retail and leisure space, alongside 40,000 sq ft of office space (with Cain International and Fulwell 73 occupying the majority). Additionally, 263 apartments were constructed and have subsequently all been sold with a split of 65% private and 35% affordable. It is worth noting that the Kings Head Theatre is currently being fitted out and will hold a 200 seat capacity.

#### ACCOMMODATION:

The unit is arranged solely over ground floor and affords the following measurement;

**TOTAL:** 205 sq m / 2,214 sq ft.

Previous occupier had 36 covers externally.

#### LEASE:

Available by way of new FRI lease, for a term to be agreed.

#### RENT:

£90,000 pax, subject to contract.

#### LICENCE:

The unit benefits from a Premise Licence permitting the Sale of Retail by Alcohol during the following hours:

Mon – Sun: 10:00am – 10:40pm

#### PREMIUM:

Nil

#### HANDOVER CONDITION:

The unit is to be handed over as seen, fully-fitted.

#### RATES:

We understand the property has the following Rateable Value from April 1<sup>st</sup>:

Rateable Value: £71,500

#### LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

#### EPC:

Available on request.

#### VIEWINGS:

Viewings strictly by appointment only through sole agents Shelley Sandzer:

Ted Schama

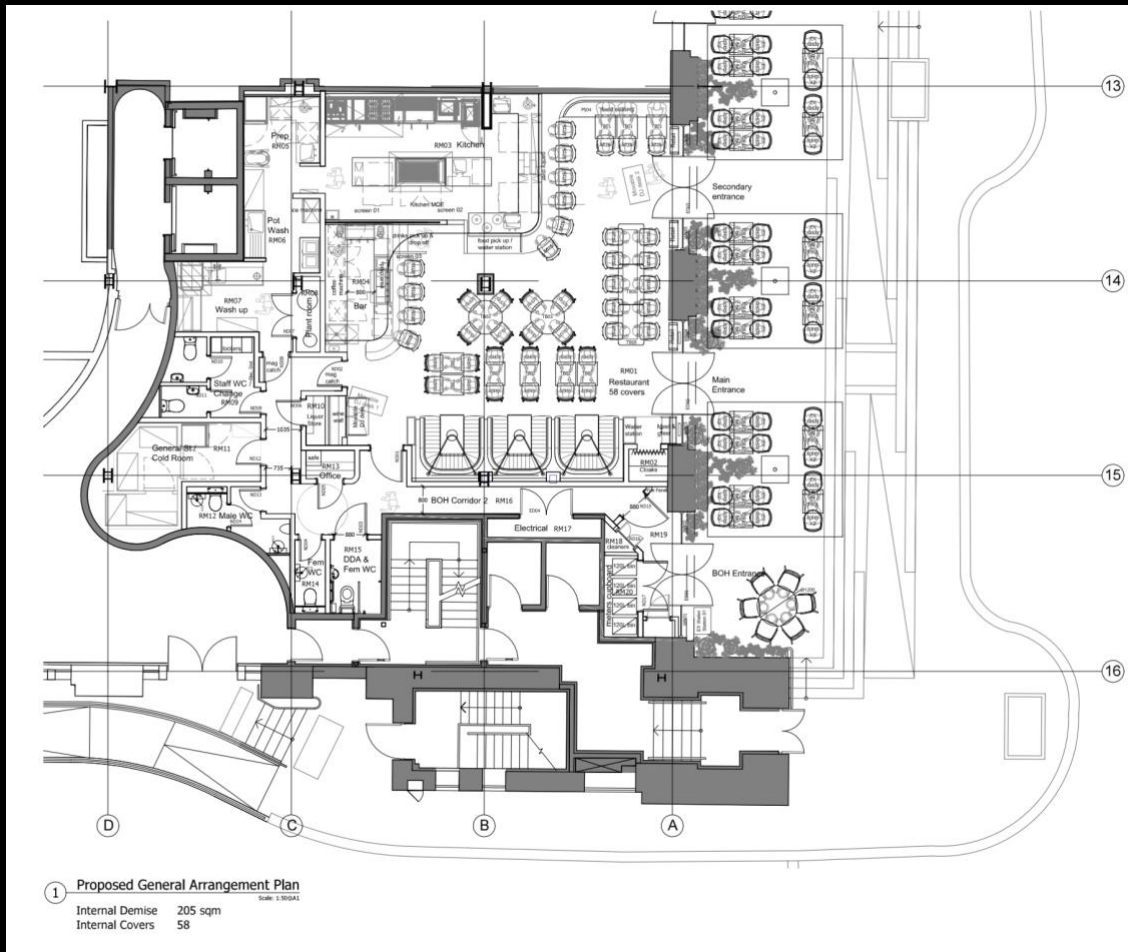
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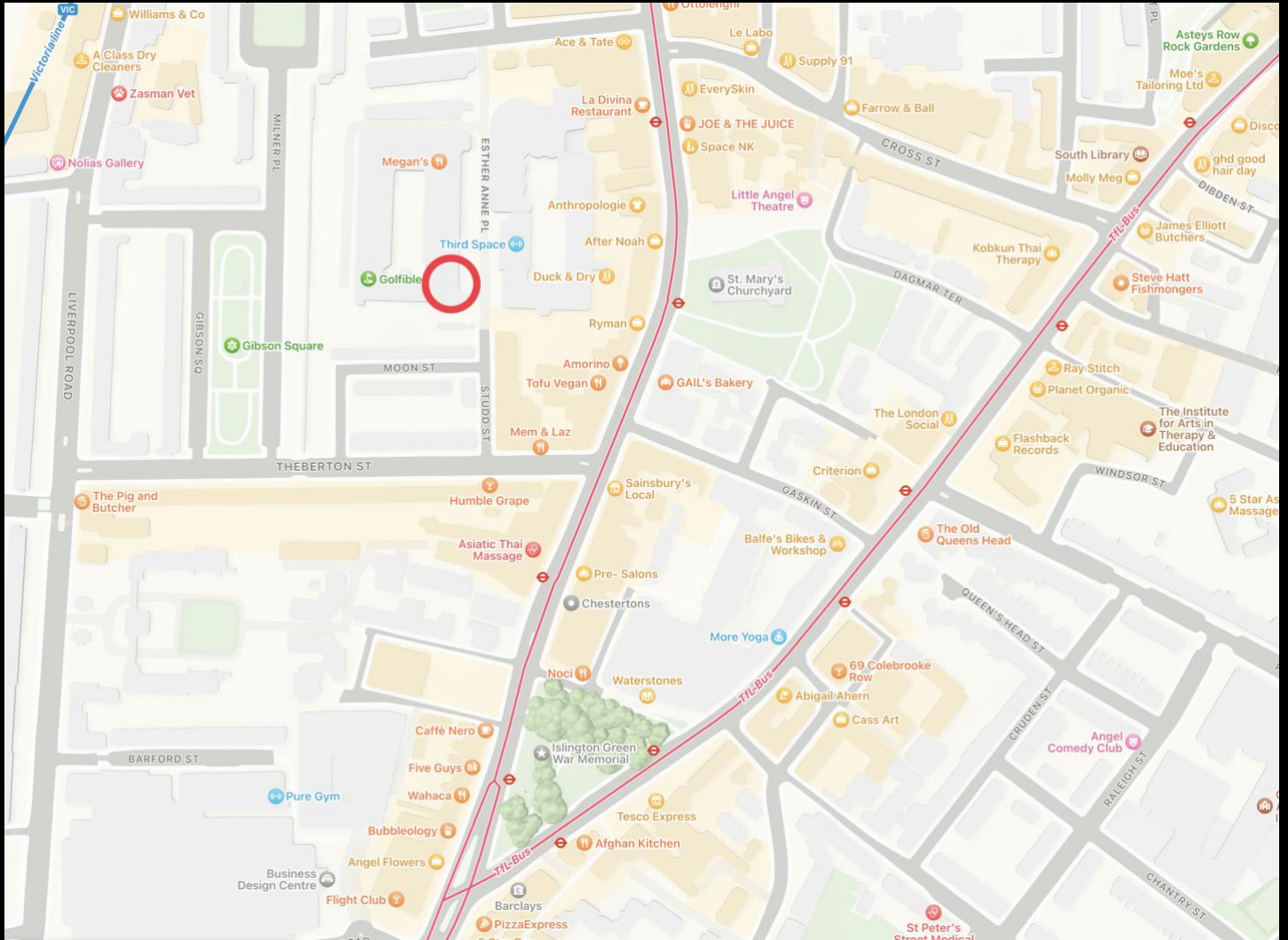


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