

P-THREE®



ISLINGTON RESTAURANT OPPORTUNITY RESTAURANT / CAFE

68-69 UPPER STREET, LONDON, N1 0NY

ASSIGNMENT

DESCRIPTION

A standout restaurant opportunity situated in the heart of Islington on Upper Street.

This property offers arguably the best street frontage in the area with high visual impact from the outside alongside a bright and spacious interior, with high quality fitout.

In addition there is a basement which is currently used as a development kitchen, office space and walk-in fridge/freezer as well as staff changing rooms.

LOCATION

Due to its location along Upper Street, the property benefits from high levels of day-to-night footfall generated by Islington's affluent residential catchment, flourishing office population, and renowned food and leisure scene.

The site is located between Angel Station (Northern Line) and Highbury & Islington Station (Victoria, Overground, National Rail).

Nearby occupiers include national brands such as Five Guys, Franco Manca and Flight Club. As well as premium casual dining brands such as Sticks'n'Sushi, Noci and Bellanger on the Green.

RENT

£177,500 per annum

BUSINESS RATES

Rateable value: £188,000
Rates payable: £86,640 per annum
Interested parties are advised to make their own enquiries with the local authority (R.V. as at 1st April 2026).

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For viewings please contact P-Three:

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LEASE LENGTH COMMENT

Lease end: 10th Jan 2038

AREA

The accommodation comprises the following areas:

Ground	325.16 sq m / 3,500 sq ft
Basement	134.71 sq m / 1,450 sq ft
Total	459.87 sq m / 4,950 sq ft

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