



TO LET

**88 Upper Street,
London, N1 ONP**

1,945 sq ft

**Restaurant In The Heart
Of Angel**



VIDEO TOUR

stirlingackroyd.com



Description

Offered across the basement, ground, first and second floors, the 1,945 sq ft premises presents a well-established restaurant opportunity in the heart of Islington. The property is fully fitted for restaurant use, with well presented customer seating across the ground and first floors, complemented by a fully fitted commercial kitchen and storage areas within the lower levels. The property further benefits from a private roof terrace, providing additional outdoor seating and an attractive amenity for customers.

The existing layout provides a good balance of front-of-house and back-of-house space, with the commercial kitchen and supporting facilities allowing an incoming operator to make immediate use of the existing restaurant infrastructure. Overall, the combination of the existing fit-out, generous kitchen space, multiple floors and private roof terrace offers a flexible opportunity for a range of restaurant and hospitality operators.

Key points

- Commercial Kitchen
- Private Roof Terrace
- Moments Away From Angel Underground Station
- Prominent Frontage
- Arranged Over Multiple Floors
- Air Conditioning Throughout



Location

Situated on Upper Street in Islington, the property benefits from a highly connected North London location. Renowned for its diverse selection of restaurants, cafés and bars.

Offering an attractive proposition, benefiting from the strong footfall, the premises provide an excellent setting for a restaurant, café or bar.

Transport Links



Angel 0.3 Miles



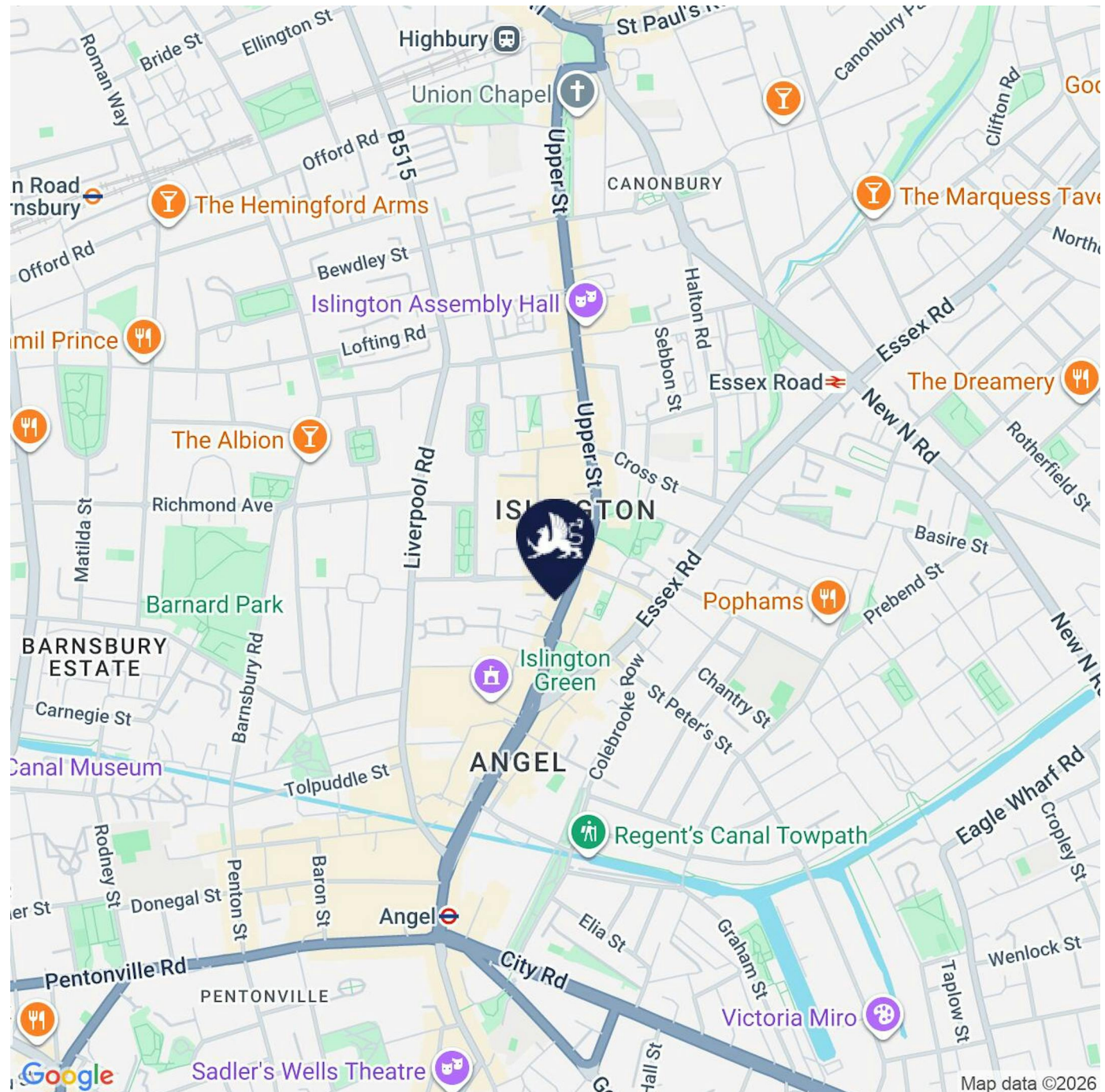
Essex Road 0.4 Miles



Highbury and Islington 0.6 Miles



Caledonian Road and Barnsbury 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Basement	329	30.57	Available
Ground	839	77.95	Available
1st	480	44.59	Available
2nd	297	27.59	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£85,000 per annum
Rates	On application
Service Charge	Service Charge N/A Annual Building Insurance Applicable
VAT	Not applicable
EPC	C (51)

Viewing & Further Information



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