



59 Upper Street

London, N1 0NY

Prime Restaurant & Bar on Upper Street, Islington

5,373 sq ft
(499.17 sq m)

- Prime Upper Street Location
- Lease with 'Tenant only' Break Clauses.
- Fitted Out to an Exceptional Standard
- Late 2am Licence
- Large Outside Seating Areas
- Close to Angel Tube Station

59 Upper Street, London, N1 0NY

Summary

Available Size	5,373 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The premises is currently fitted out as a Restaurant & Bar to a very high Standard with seating for approximately 120 covers plus a further 25 covers on the outside terrace. There is also additional space on the sunny roof terrace.

Location

The property is located on Upper Street in a very bust spot just moments away from the Business Design Centre with high footfall every day of the week. It is close to many independent and national operators and is a short walk away from Angel tube station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,670	248.05
1st	2,240	208.10
2nd	463	43.01
Total	5,373	499.16

Tenure

A FRI lease granted for a term of 15 years from July 2023 with 5 yearly rent reviews, and is granted outside the L&T act 1954. There is a tenant only break clause in the 5th and 10th year of the term.

Rent

The current rent is £200,000 per annum exclusive.

Premium

On Application.

VAT

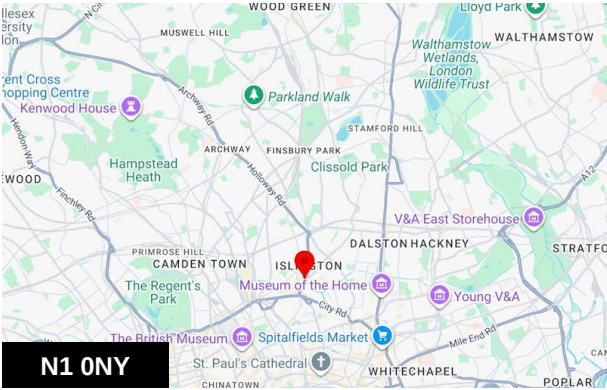
May be applicable to the premium and rent.

Planning/Licencing

There is a premises licence in place to serve alcohol with or without the provision of food until 12am Sunday to Wed, 1am Thursday, and 2am Friday & Saturday. These times also apply for the provision of Indoor Sporting Events Live Music and Performance of Dance.

Holding Deposit

A holding deposit will be required to secure the property, will grant a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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