



Islington High Street

London, N1 9LQ

Fully Fitted Grab & Go Style Food Premises Located in Very Busy Position in Islington

1,300 sq ft
(120.77 sq m)

- Lots of Passing Trade
- Fully Fitted With Extraction
- Ideal for Grab & Go Style Operators
- Very Close to Busy Underground Station
- Busy Location Every Day Of The Week

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Summary

Available Size	1,300 sq ft
Passing Rent	£65,000 per annum
EPC Rating	Upon enquiry

Description

The premises are fully fitted and have been trading as a Grab & Go style food premises for the past 15 years. The premises benefit from being laid out mainly on Ground Floor with basement and external storage facilities to the rear. Ideal for Fast Food operators who require extraction in order to be able to cook.

Location

The premises are located in a prime position on Islington High Street, close to Angel Underground Station. The location sees plenty of passing trade at all hours of the day every day of the week being located close to Universities and a short walk from The Business Design Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	750	69.68
Outdoor - Storage	100	9.29
Basement - Storage	450	41.81
Total	1,300	120.78

Tenure

The premises are held on a ten year lease granted from 27 May 2022, subject to a review in May 2027. There is a tenant only break option operable on 27 May 2028 subject to three months prior written notice. The lease is drawn inside the Security of Tenure Provisions of The Landlord and Tenant Act 1954.

Passing Rent

£65,000pax

Premium

Upon Application

VAT

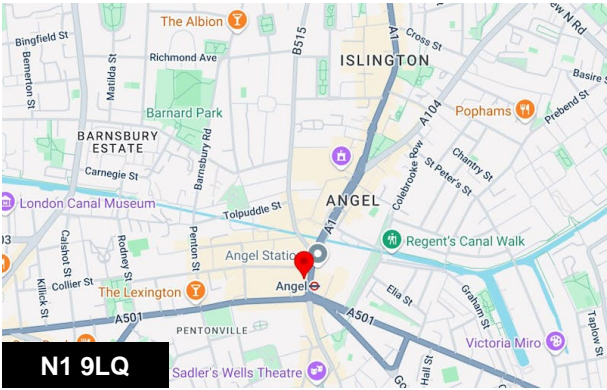
All figures quoted may be subject to VAT

Holding Deposit

Upon agreement of a transaction we would request a holding deposit to be paid to CDG Leisure client account released upon completion of a transaction.

Confidentiality

These premises are confidential - pls enquire within for full info and under no Circumstance is anyone to approach staff about this opportunity



Viewing & Further Information



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