



ANGEL, ISLINGTON

344 Upper Street

London, N1 0PD

UNIQUE UPPER STREET RESTAURANT ON NEW LEASE

413 sq ft
(38.37 sq m)

- Self contained restaurant
- Ground and first floor
- Potential for outdoor seating
- Busy footfall
- Kitchen facilities

344 Upper Street, London, N1 0PD

Description

A rarely available and uniquely compact restaurant premises over two floors in a period terraced property located in the heart of Angel, Islington. Surrounded by some of the top names in the industry included being adjacent to Gordon Ramsey's new burger offering – Street Burger.

The unit is currently configured with the kitchen/bar being on the ground floor with a small area to the front of house for seating, and the first floor being further dining area and the wc facilities.

The previous occupiers had licencing for 1 table and 2 benches (3 seats per bench) outside on the pavement. The opening hours permitted were 10.00 to 23.30 Sun to Thurs, 10.00 to 00.30 Fri to Sat

This property provides a wonderful opportunity for a range of occupiers looking to benefit from the fantastic footfall Upper Street offers.

Location

Situated very close to the junction of Upper Street and Essex Road, on the Eastern Side of Upper Street – taking a prime position to benefit from the passing trade 7 days a week. With Camden Passage just behind the immediate location is well known for its wonderful small cafes, restaurants, coffee shops and independent retailers.

Angel, Islington is one of London's finest affluent high streets and provides a wonderful platform for up and coming restaurateurs to make their mark.

A few minutes walk from Angel tube station and the Angel shopping centre which is home to a number of national retailers.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	250	23.23	Available
1st	163	15.14	Available
Total	413	38.37	

Specification

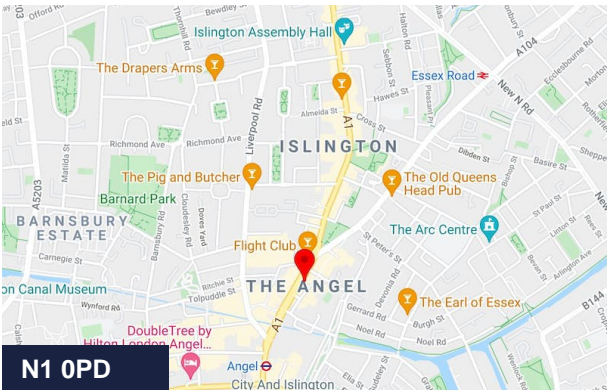
- Period property
- Timber flooring
- Wooden staircase
- Kitchen facilities
- Entire building
- Attractive frontage
- Outdoor seating

Viewings

Via sole agents Stirling Ackroyd or Strettons

Terms

A new lease from the freeholder



Summary

Available Size	413 sq ft
Rent	£39,950 per annum
Rates Payable	£12,250 per annum
Service Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



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video tour

<https://player.vimeo.com/video/757162345>





