

# Compton

Islington

70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

For Sale  
2,518 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

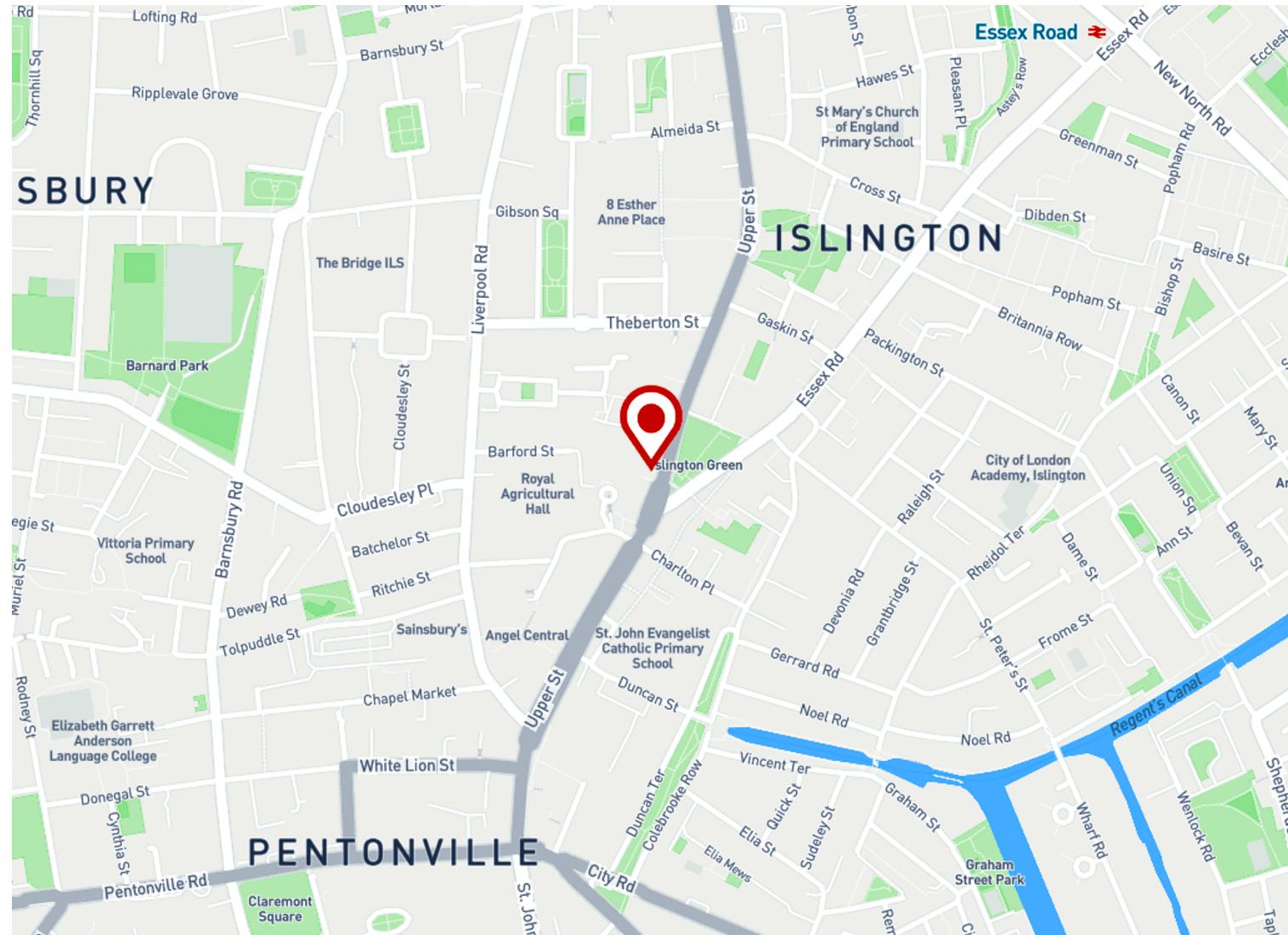


# Compton

**Islington**  
70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

**For Sale**  
2,518 ft<sup>2</sup>



## Location

The property is situated on the west side of Upper Street, close to the Business Design Centre and Screen on the Green Cinema, nearly opposite Islington Green, forming part of a busy retail thoroughfare close to Angel London Underground station, Angel Central Shopping Centre, and all the extensive amenities that this part of Islington offers. Local occupiers include nationals and independent retail and restaurant occupiers including Monsoon, The Body Shop, Hotel Chocolate, Nat West bank, Lloyds bank to name a few.

# Compton

**Islington**  
70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

**For Sale**  
2,518 ft<sup>2</sup>



020 7101 2020  
[compton.london](http://compton.london)

Internal

# Compton

**Islington**  
70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

**For Sale**  
2,518 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



Internal

# Compton

**Islington**  
70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

**For Sale**  
2,518 ft<sup>2</sup>

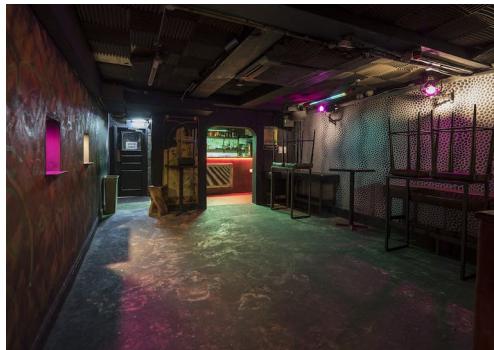


# Compton

**Islington**  
70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

**For Sale**  
2,518 ft<sup>2</sup>



# Compton

## Islington

70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

## For Sale

2,518 ft<sup>2</sup>

### Amenities

- Freehold in prime Islington location
- Vacant upper floors
- Ground and Lower Ground Floors let until 2033 at £72,500 PA Let to Ladybird Bar
- E class throughout
- Excellent natural light
- Good floor to ceiling height
- WC's on each floor
- Development potential subject to planning permission
- Fantastic opportunity for owner occupiers, investors and developers

### Description

The offices are in good decorative order, have their own entrance from Upper Street and approached by stairs. They benefit from excellent natural light, wood laminate floors, electric heating, excellent natural light, WC's on each floor and tea points. The Ground and Lower Ground is let unit 2033 with an income of 72,500 P.A.X.

# Compton

**Islington**  
70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

**For Sale**  
2,518 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

## Content

[View on Website](#)



## Tenure

Freehold

## EPC

Available on request

## Viewings

Strictly through sole agents Compton

## Proposal

Seeking offers in excess of £1,650,000 representing a low capital value  
of £655 Per Sq Ft.

# Compton

**Islington**  
70 Upper Street  
N1 0NY

Mixed use Freehold building for sale  
with development potential (STPP)  
in the heart of Islington.

**For Sale**  
2,518 ft<sup>2</sup>

## Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	sq m
3rd	319	29.64
2nd	338	31.40
1st	331	30.75
Ground	763	70.89
Basement	767	71.26
Total	2,518	233.94

# Compton

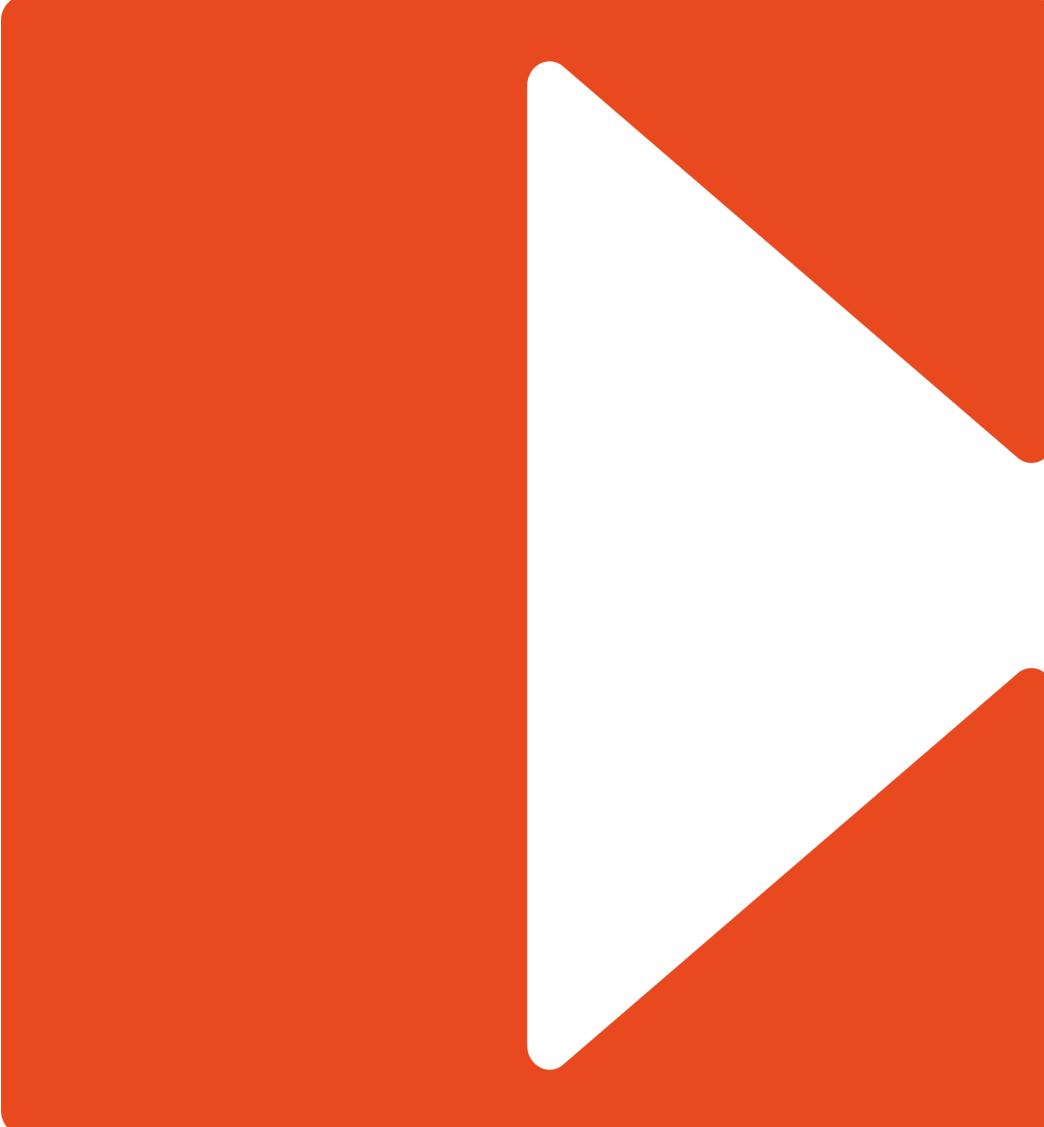
## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter  
[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

Elliott Stern  
[es@compton.london](mailto:es@compton.london)  
07834 918700

020 7101 2020  
[compton.london](http://compton.london)



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, EC1V 4JJ  
Generated on 25/08/2023