



DAVIS  
COFFER  
LYONS

RESTAURANT - QUICK SALE NOMINAL PREMIUM  
LEASE FOR SALE, ISLINGTON, N1



57-58 Upper Street, Islington, London, N1 0NY

### Location

The premises are located on Upper Street, near to the O2 Academy and opposite Islington Green. This is a thriving food and beverage pitch and benefits from considerable amount of footfall.

Nearby occupiers include Cabana, Pizza Express, Byron, Alphabet Bar and Chick n Sours.

### Description

The premises occupy the entire building which provide a large glass shopfront with outside seating. Internally, the restaurant is exceptionally fitted with a full bar and display counter, kitchens, chiller rooms, a large roof terrace.

There is also a residential apartment which is internally accessed and can be used to **effectively reduce the net rent if required**. We understand the approximate gross internal areas to be:

Basement	TBC	TBC
Ground Floor	234 sq m	2,519 sq ft
First	116 sq m	1,249 sq ft
Second	77 sq m	829 sq ft
Total	427 sq m	4,597 sq ft

### Tenure

The premises are held on terms of 20 years from 3 October 2012 expiring on 3 October 2032. The lease is contracted within the rights of the Renewal Provisions of the Landlord & Tenant Act 1954.

The agreed rent from the 29 September 2017 rent review is £165,000 pa exclusive.

### Premium

Nominal Premium.

### Planning and Licensing

The premises benefit from a licence allowing the sale of alcohol as follows:

Monday to Friday	10:00 am to 00:00 am
Saturday	11:00 am to 00:00 am
Sunday	12:00 pm to 23:30 pm

The lease permits A1, A2 and A3 uses and therefore can be used as a restaurant or retail use.

### Further Details

An EPC has been commissioned and can be arranged request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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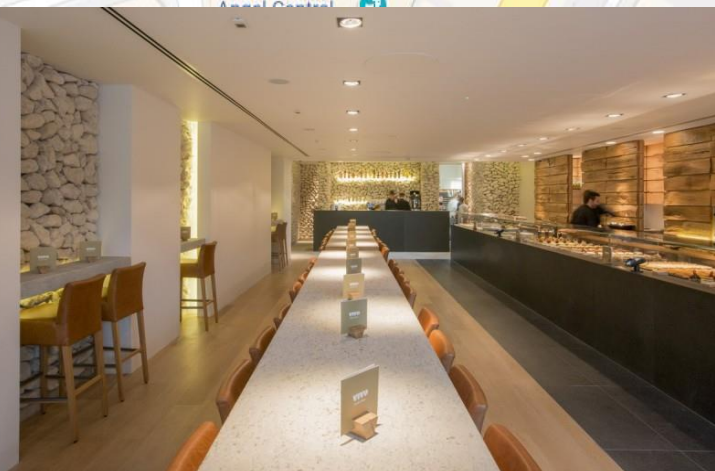
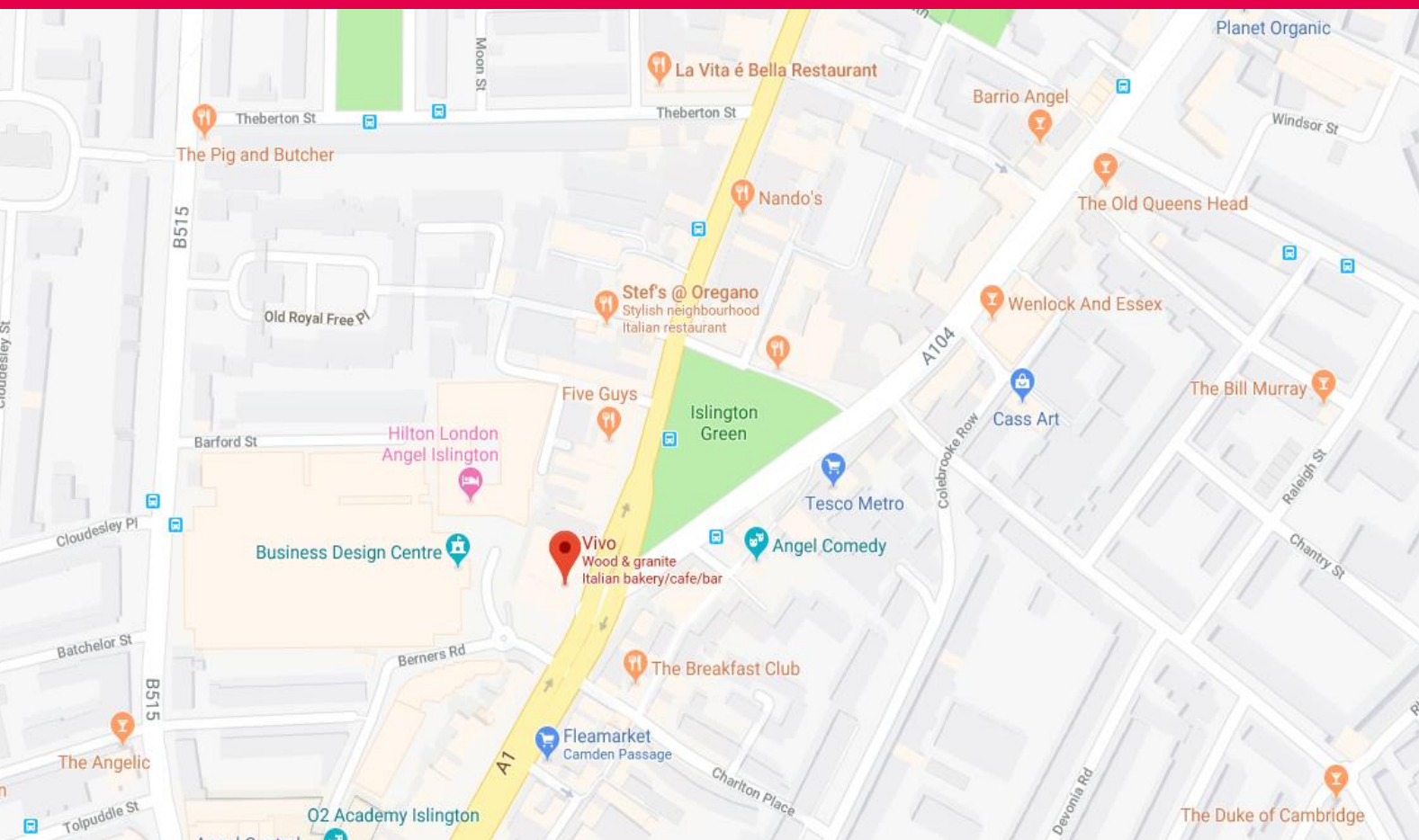
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