

LEWIS
CRAIG

RETAIL / RESTAURANT PROPERTY

Upper Street, Islington N1

Double-Fronted with A2 and A3 Planning Consent
Close Islington Green and adjacent to Nando's



Double-Fronted with A2 and A3 Planning Consent
Close Islington Green and adjacent to Nando's
321-322 Upper Street, Islington N1 2XQ

Approx. 1,888 sq ft

Location

Located in a strong parade, midway between Islington Green and Gaskin Street, diagonally opposite the junction with Theberton Street. Nando's is situated immediately adjacent.

Other occupiers in the vicinity include Sainsbury's Local (three doors down), Everyman Screen on The Green, Fox on the Green public house, and various estate agents, including Savills, Hamptons International, Felicity J Lord, and Chestertons.

Nearby



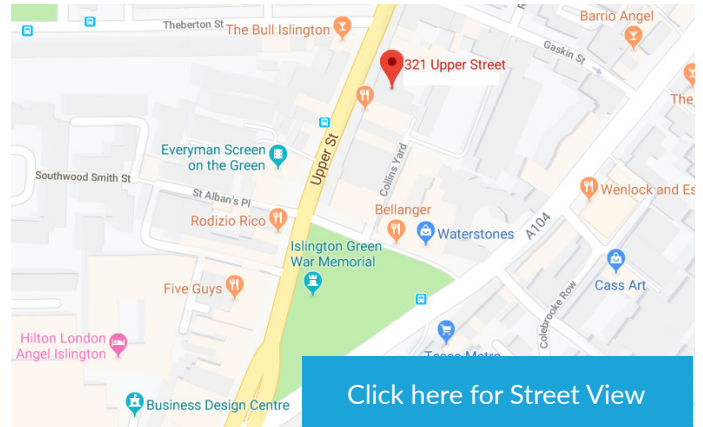
Sainsbury's Local



EVERYMAN

Double-Fronted with A2 and A3 Planning Consent

Close Islington Green and adjacent to Nando's



[Click here for Street View](#)

Accommodation

Arranged over ground and basement floors, providing the following approx. areas:

Ground Floor	804 sq ft
Basement	1,084 sq ft
Total Area	1,888 sq ft 175.46 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	£102,000
Payable 2019/20	£51,408

Interested parties are advised to verify with the Local Rating Authority.

Lease

New leases are available, at a rent of £95,000 per annum, exclusive of rates and all other outgoings, and excluding VAT, if applicable.

Subject to Vacant Possession.
The units can be split - Terms on application.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Uses

A2 (or a Permitted Change to A1).
A3 has been granted for 3 years (to October 2022).

3D Walkthrough

Click here for the 3D walkthrough and dollhouse -
<https://bit.ly/2p6nFoZ>

Contact

For further information please contact:

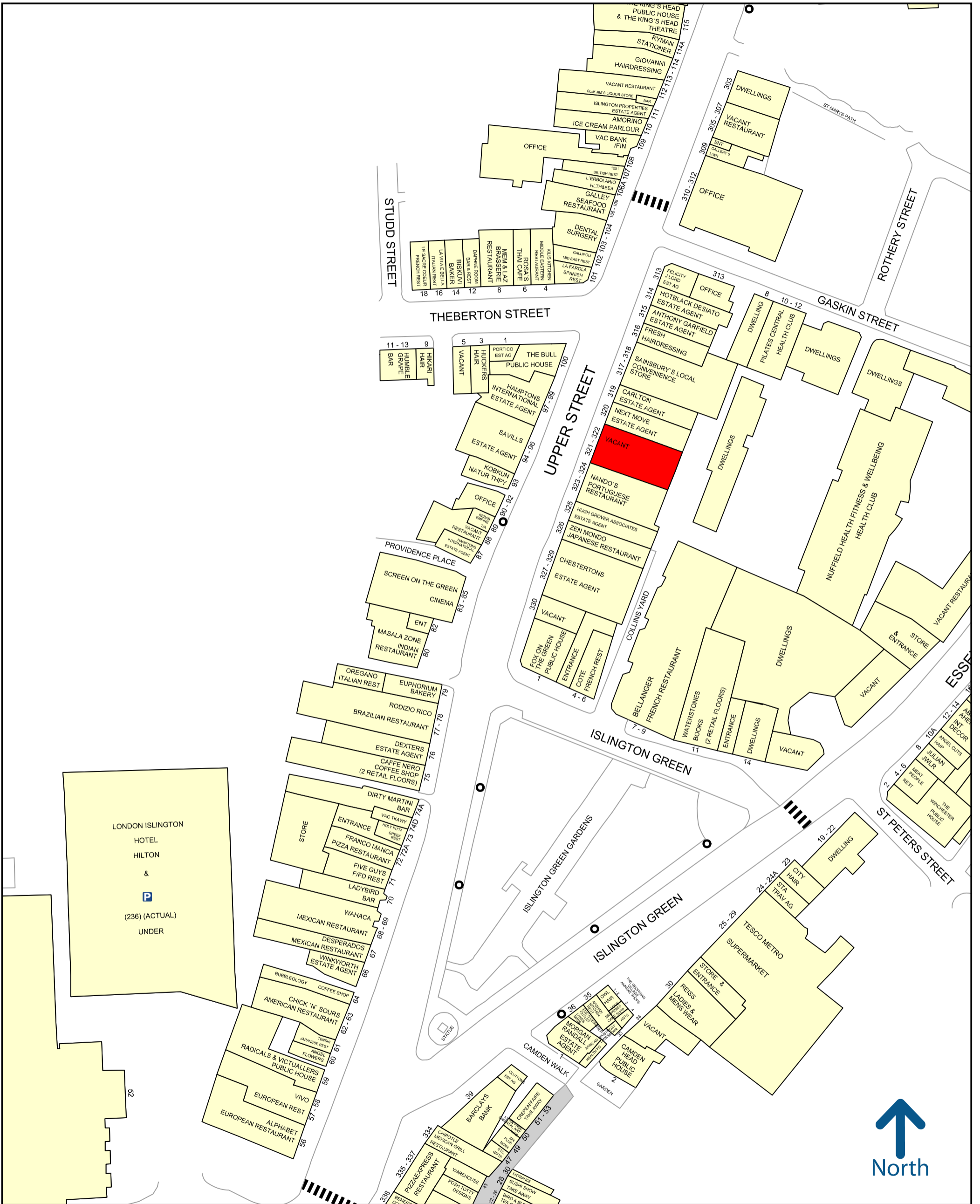
Theo Benedyk - tb@lewiscraig.co.uk
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Or our joint-sole agent, Strettons.

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Experian Goad Plan Created: 31/07/2019
Created By: Lewis Craig

