



### *Location*

The property is located in the heart of the affluent area of Islington just off Upper Street. The area benefits from the Kings Head and Almeida Theatres along with a number of desirable occupiers such as Ottolenghi, Ace and Tate, APC and Sweaty Betty.

The popular Islington Square is also a short walk away and boasts occupiers such as ODEON Luxe, Third Space Health Club and Borough Kitchen.

### *Description*

The subject property is situated within a mid-terrace building and currently comprises a large open plan trading area and kitchen at ground with additional trading space at lower ground floor and ancillary basement space. The unit also benefits from an area of outdoor seating.

Whilst fitted out as a restaurant, the property would suit a variety of uses subject to planning.

### *Rent*

Upon application

### *Lease Term*

The property is available by way of a new Fully Repairing and Insuring Lease for a term of years to be agreed.

### *Accommodation*

Ground Floor	4,567 sq ft	424.44 sq m
Lower Ground Floor	227 sq ft	21.10 sq m
Basement	164 sq ft	15.24 sq m
<b>Total</b>	<b>4,958 sq ft</b>	<b>460.78 sq m</b>

### *Rates*

Rateable Value	£157,000
UBR	0.546

### *Energy Performance Certificate*

D-98

### *Costs*

Each party to bear their own legal costs in this transaction.

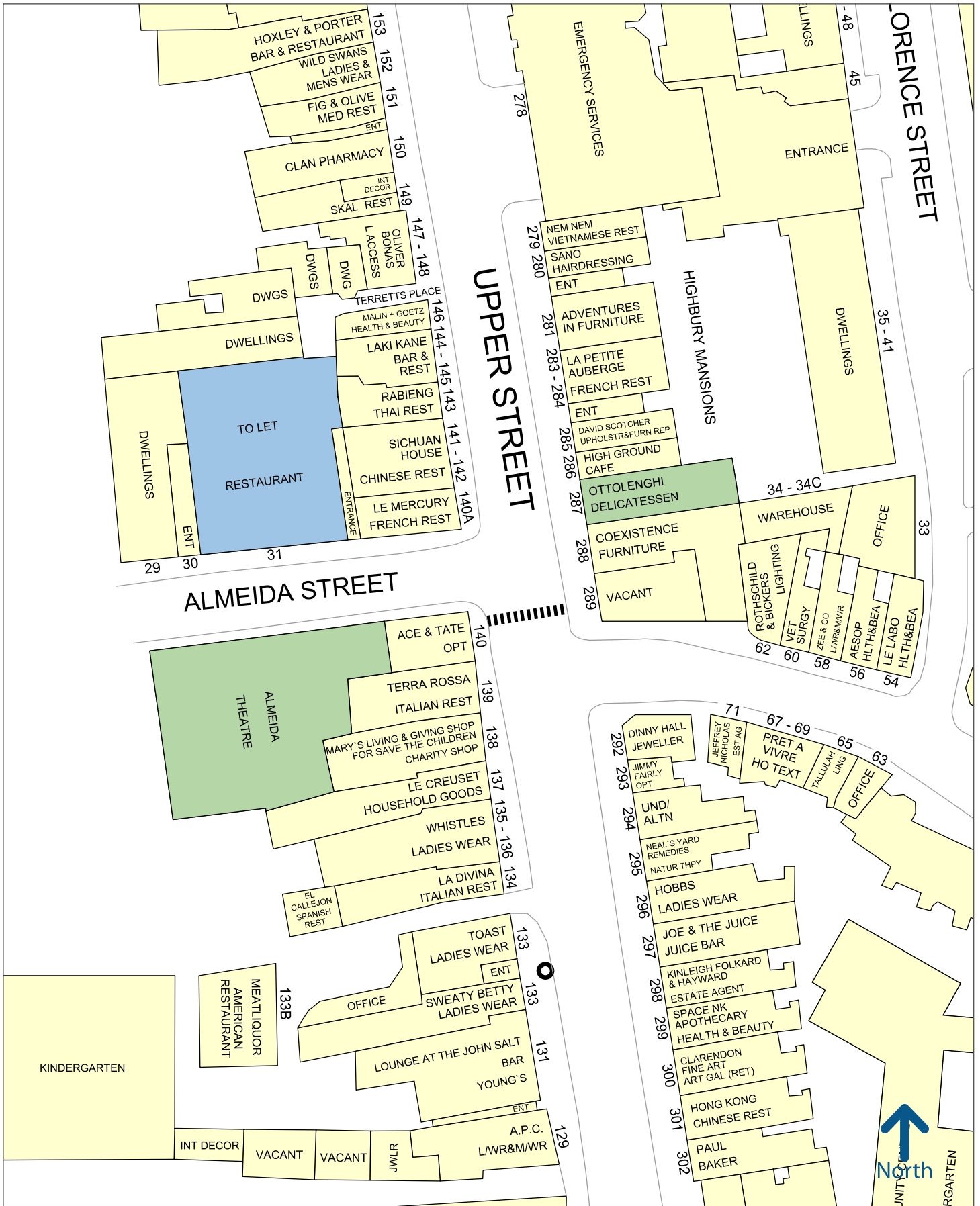
### *Viewing*

Viewings are to be arranged in advance via Sole Agents KLM Real Estate.

### *Contact*

Oli Marcroft  
+44 (0)20 7317 3742

James Williamson  
+44 (0)7587 353 434



25 metres

Experian Goad Plan Created: 15/05/2023  
Created By: Kitchen LaFrenais Morgan

