



63 Upper Street, Islington, London, N1 0NY

Location

The premises occupy a prime trading position to the west side of Upper Street, opposite Islington Green and approximately 0.2 miles north of Angel Station.

Nearby occupiers include; Chick 'N' Sours (adjacent), Bubbleology, Wahaca, Five Guys, Franco Manca, Byron Burger, Pizza Express and Chipotle.

For a better understanding of the location please review [Google Street View](#)

Description

The subject unit is shell unit arranged over ground floor.

We understand the approximate gross internal areas to be as follows;

Ground Floor	74 sq m	794 sq ft
Total	74 sq m	794 sq ft

Tenure

The premises are held on a new sublease is available up to a term expiring 23rd March 2024 with no rent reviews, in line with the Chick 'N' Sours head lease.

Rent

Offers in excess of £50,000 pax

Planning

The premises benefit from A3 use.

Rates

The rates are to be reassessed.

For more information, please contact the Local Authority, London Borough of Islington.

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 Davis Coffery Lyons: dcl.co.uk

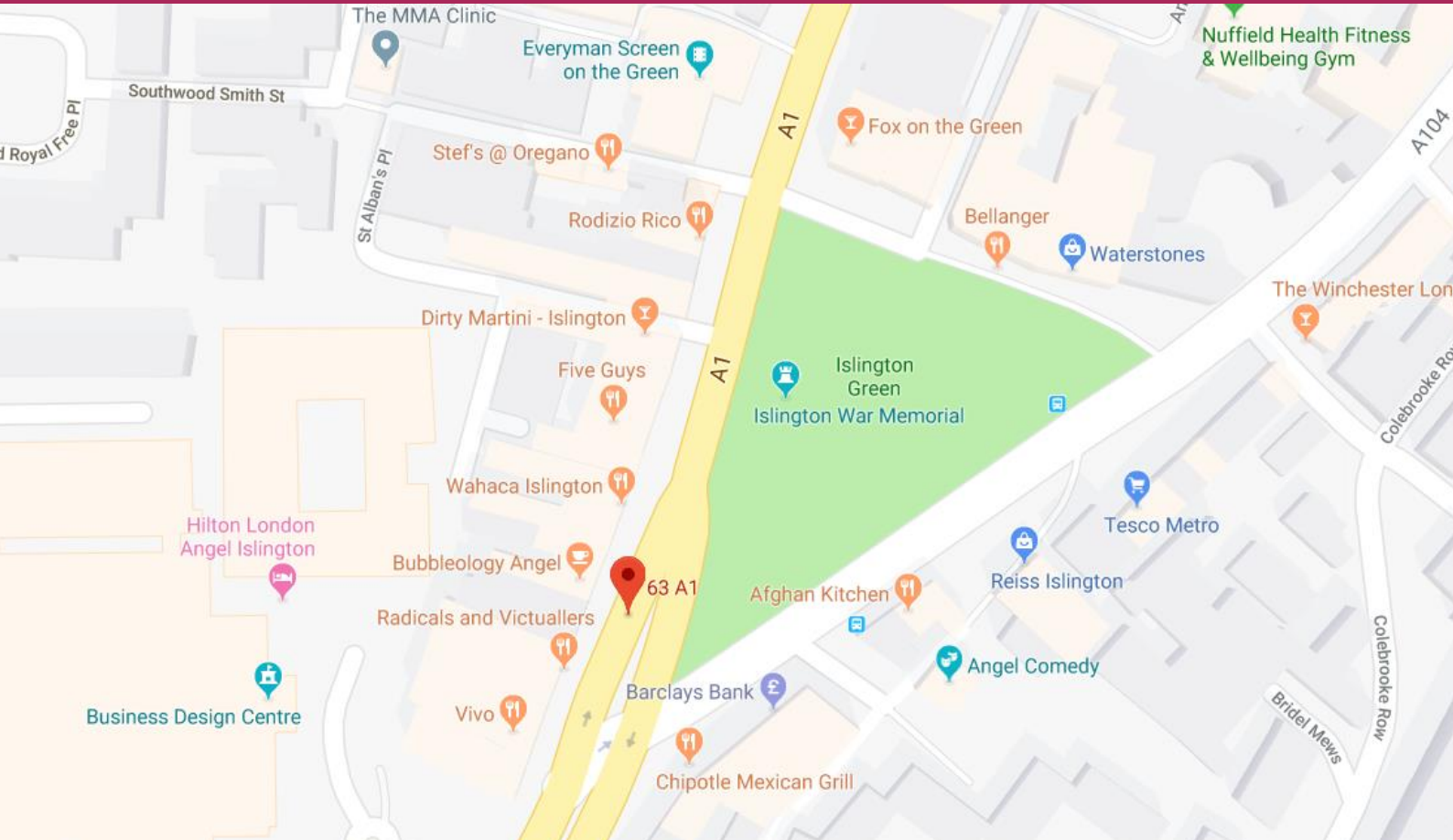
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