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# ISLINGTON

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4-6 ISLINGTON GREEN, N1



FITTED RESTAURANT  
NEW LEASE AVAILABLE

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## LOCATION

The premises are located in the heart of Islington, on the edge of Islington Green equidistant from the vibrancy of both Upper Street and Essex Road. Occupying a corner location, the property benefits superb prominence and visibility. There are a number of established restaurant operators trading nearby including **Bellanger, Wahaca, Masala Zone, Franco Manca, Five Guys, Chick n Sours, Rodizio Rico, Meat People, Wenlock & Essex** and **Nandos** amongst others. The Business Design Centre, Almedia Theatre and Everyman Cinema are also located close by.

## ACCOMMODATION

The premises are arranged on the ground floor and basement levels providing the following approximate floor areas:

Ground floor	1,725 sq ft	160.25 sq m
Basement	1,755 sq ft	163.04 sq m
<b>Total</b>	<b>3,480 sq ft</b>	<b>323.29 sq m</b>

Floor plans are available on request.

## TENURE

The premises are available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

Rent on application.

## USE

The premises have most recently been occupied by an A3/restaurant use however the Landlords may consider other uses within Class E. Interested parties should make their own enquires with Islington Council Planning Department.

## RATES

The Local Authority has verbally advised us the property is currently assessed as follows:

Rateable Value £145,000

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

An EPC can be made available on request.

## VIEWING

Viewings are strictly by prior appointment via the joint retained agents:

**Nick Furlong**  
020 7183 0584  
nf@bcretail.co.uk

**Fergus Emmerson**  
020 7183 0588  
fe@bcretail.co.uk

3rd Floor, 16 Ingestre Place  
London W1F 0JJ  
[www.bcretail.co.uk](http://www.bcretail.co.uk)



Or DCL – Rob Meadows  
0207 299 0738

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SUBJECT TO CONTRACT