



RESTAURANT PROPERTY

INTERNATIONAL LEISURE SPECIALISTS

T 020 7935 2222

M enquiries@restaurant-property.co.uk

A3 LEASE AVAILABLE IN ISLINGTON



Thyme & Lemon
139 Upper Street
Islington
London
N1 1QP

LOCATION

The property featured here is located on Upper Street, a very popular road in the heart of Islington. It is teeming with fashionable restaurants, bars and cafés as well as retailer such as Whistles, Neal's Yard Remedies and Sweaty Betty. The property sits equidistant between Highbury & Islington Station and Angel Station.

Nearby operators include: Le Mercury, Ottolenghi, Meat Liquor, Rök, Nem Nem, La Porchetta Pizzeria and La Petite Auberge.

ACCOMMODATION

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

Ground Floor	1,508 SQ FT
Basement	990 SQ FT
TOTAL	2,498 SQ FT

LEASE

The premises are available by way of an assignment of the existing Full Repairing and Insuring Lease expiring in September 2032, held Inside the Landlord and Tenant Act 1954. The next rent review is due in September 2021, however there is an agreed rent uplift in 2019 to £90,000 per annum.

RENT

£85,000 per annum.

PREMIUM

Upon Application.

PLANNING

The property benefits from A3 planning use (Restaurant).

LICENSE

The sale of alcohol is permitted:
Monday – Saturday: 10:00 to 00:00
Sunday: 12:00 to 23:30

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

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5 Fitzhardinge Street, London W1H 6ED | Registered in England No. 4741589

RATES

We have been verbally informed by the local authority:

2018

Rateable Value: £64,000

Rates Payable: £30,848

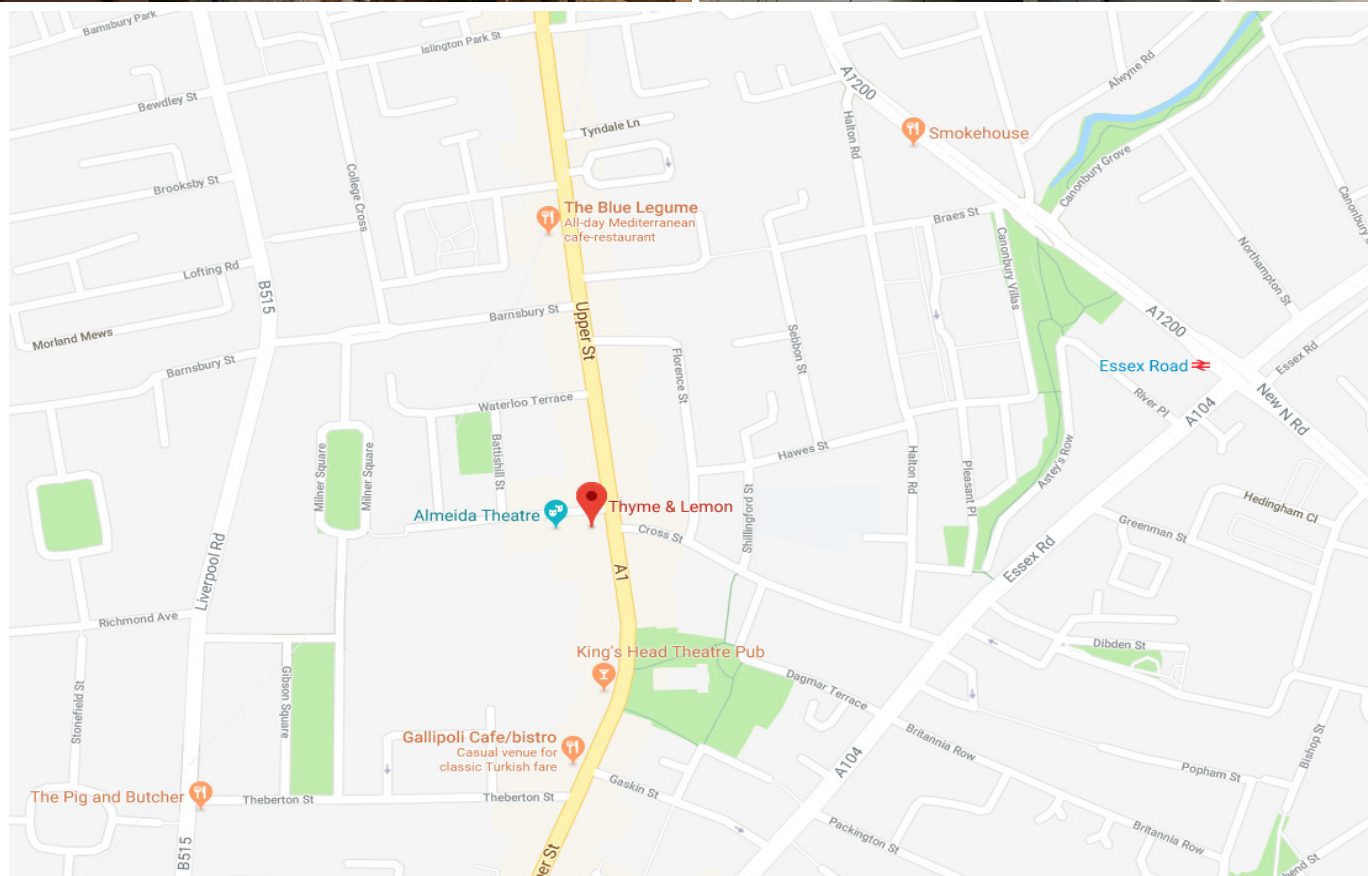
All parties are advised to confirm the above with Islington Council.

EPC

An EPC is available upon request.

LEGAL COSTS

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



FOR VIEWINGS PLEASE CONTACT

TOM RICHARDS

T 020 7935 2323

M 07765 421 076

E tom@restaurant-property.co.uk

DANIELLE AGAMI

T 020 7935 5500

M 07814 420 102

E danielle@restaurant-property.co.uk

SUBJECT TO CONTRACT