

**DOUBLE FRONTED FORMER RESTAURANT PREMISES
ALSO SUITABLE FOR FASHION / RETAIL
270 UPPER STREET, ISLINGTON, LONDON N1**



LOCATION:

The property is situated on Highbury and Islington side of Upper street which his popular with decorative, furniture and fashion shops. Nearby operators include Gill Wing, Bang & Olufsen, and dead dolls House. Highbury and Islington Underground Station is a short walk away.

DEMISE:

The property has the following approximate floor areas:

Ground Floor 2,023 sq. ft.

Basement 1,568 Sq. ft.

Total 3,591 Sq. ft.

LEASE:

A new lease is to be agreed for a term of 15 years incorporating 5 yearly open market rent reviews.

RENT:

£150,000 per annum exclusive

USE:

A3 Restaurant and A1 Retail use

15 Thayer Street, Marylebone, London W1U 3JX

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Stephen & Matthews have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Stephen & Matthews have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Stephen & Matthews is a limited company registered in England & Wales (company number 4856507). Registered address is Leytonstone House, 3 Hanbury Drive, London E11 1GA.

TIMING:

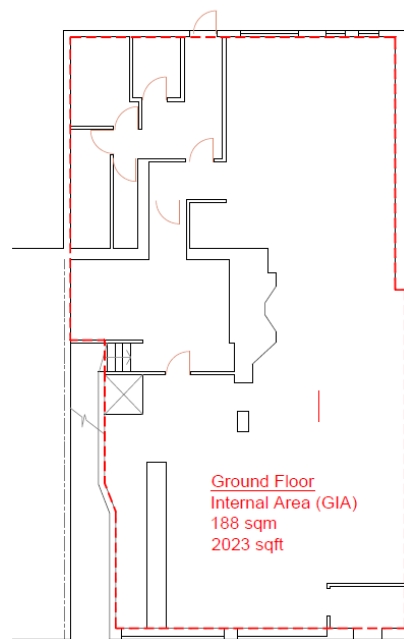
Available immediately.

LEASE PLAN

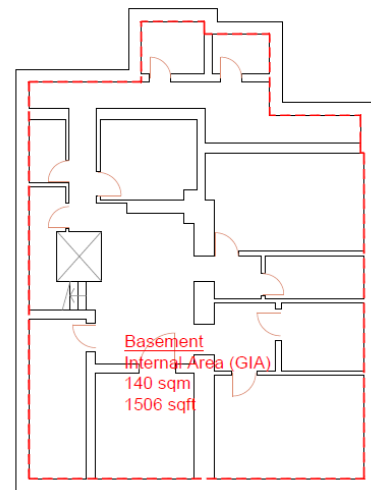
SCALE 1:1000 @A3

GROUND FLOOR & BASEMENT
269 & 270 UPPER STREET
LONDON N1 2UQ

SCALE PRINT CHECK
PRINTS TO SCALE AT A3
0 5M.



GROUND FLOOR
UPPER STREET



BASEMENT

Contact Sole Agents

Stephen & Matthews

David Toubian

Mobile : 07775627204

Email: david@stephenandmatthews.com

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