



GENIUS GROUP

Specialist in leisure & retail property since 1994

REVISED FLOOR AREAS AND RENT

SUI GENERIS / E CLASS USE OPPORTUNITY
NEW LEASE - NIL PREMIUM

74 UPPER STREET, ISLINGTON, LONDON, N1 0NY



Description

The premises are located in a busy location on Upper Street which sits right in the heart of Islington overlooking Islington Green surrounded by many boutiques, pubs, restaurants, bars and coffee shops including Franco Manca, Five Guys, Wahaca, Chicken Shop, Caffè Uno, Flight Club and Everyman Cinema.



The property is arranged over ground and basement as follows:

Ground Floor	1,364 sq ft	126.74 sq m
Basement	500 sq ft	46.48 sq m
Total	1,864 sq ft	173.22 sq m

Lease

A new FRI lease at £75,000 pa.

Licence

The premises benefit from a 12.30am licence.

Further Information

An EPC has been commissioned and can be made available on 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 Genius1Group:

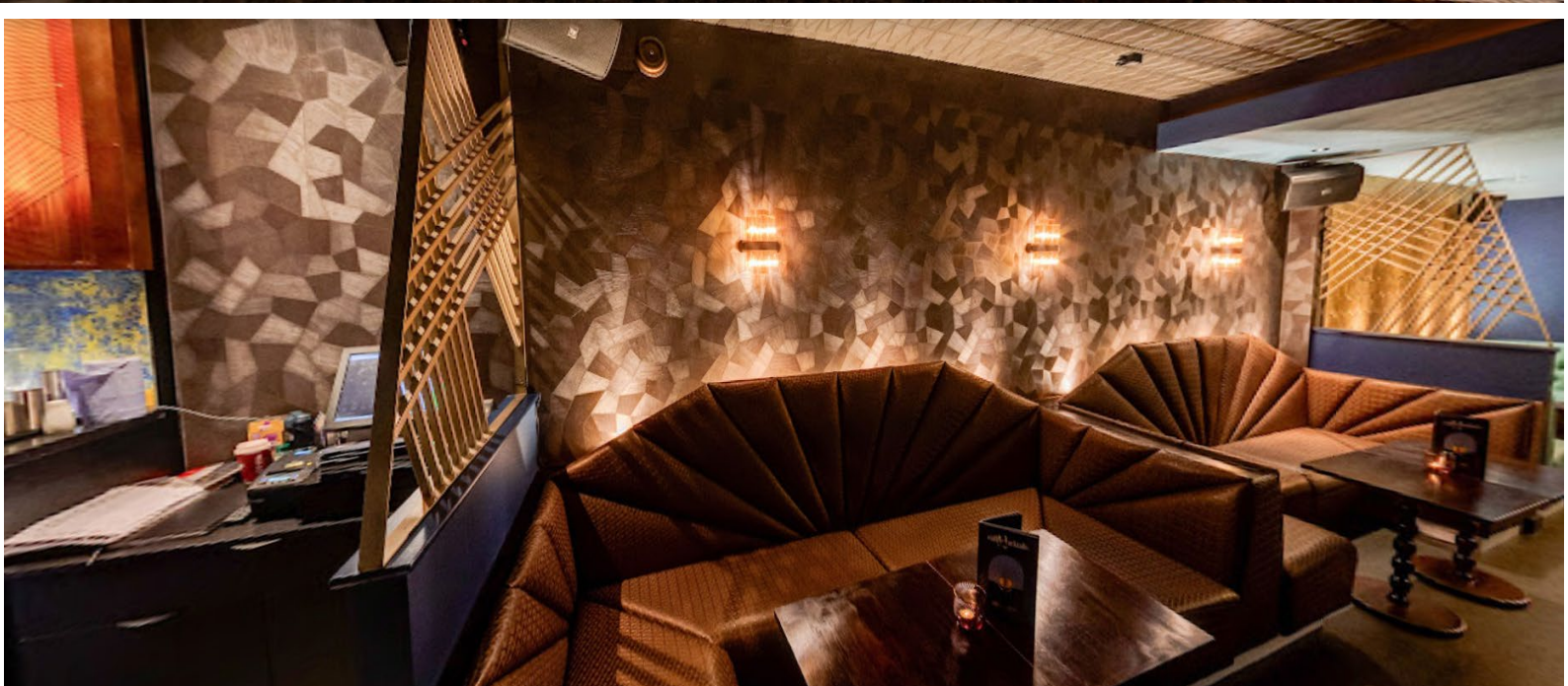
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3 Middleton Place, Fitzrovia, W1W 7TB

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