

DOUBLE UNIT – NEW LEASE – NO PREMIUM
PRIME LOCATION IN THE HEART OF ISLINGTON
RESTAURANT TO LET

2,895 Sq Ft (269 Sq M)

THEBERTON STREET, LONDON N1



LOCATION: The property is located just off Upper Street amongst the multitude of amenities to include shops, restaurants and bars of Islington which is one of the highly sought-after areas of London. Transport facilities are convenient with both Angel (London Underground Northern Line) and Highbury & Islington (London Underground Victoria Line, London Overground and National Rail) Stations being within walking distance. Numerous bus routes also serve the area.

DESCRIPTION: The property comprises a double restaurant, arranged over the ground and lower ground floors.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL MEASUREMENTS ARE APPROXIMATE:

Ground Floor – Sales	1,313 Sq Ft (122 Sq M)
Lower Ground – Kitchen* & Ancillary	1,582 Sq Ft (147 Sq M)
TOTAL	2,895 Sq Ft (269 Sq M)

* *The planning for a new extraction system has been granted by the Council.*

LEASE: A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews.

RENT: £150,000 per annum exclusive.

SPECIAL REQUIREMENTS:

- Our Client seeks an established business with satisfactory accounts & references.
- As our Client operates several restaurants in the immediate vicinity, a non-compete clause to apply. Details to be confirmed.

VIEWING: Strictly by prior appointment through SOLE Agents as above.

Named parties only.

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SUBJECT TO CONTRACT



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