

LEWIS
CRAIG



RESTAURANT PROPERTY
Islington - Close to Islington Square

Highly Confidential - Staff Unaware
Fitted Restaurant with Warehouse Features



Islington - Close to Islington Square
Fitted Restaurant with Warehouse Features
Rear of 137 Upper Street, Islington N1 1QP

Approx. 2,867 sq ft

Location

The premises are located within a picturesque alley off Upper Street, a few doors from the entrance to the Islington Square development. Currently a fully-fitted restaurant housed within a historic bakery, retaining many of the original warehouse and industrial features.

Situated behind La Davina, with occupiers in the near vicinity including Almeida Theatre, Joe & The Juice, Space NK, Megan's Restaurant, Whistles, Le Creuset, Ottolenghi, Jimmy Fairly and Neals Yard Remedies.

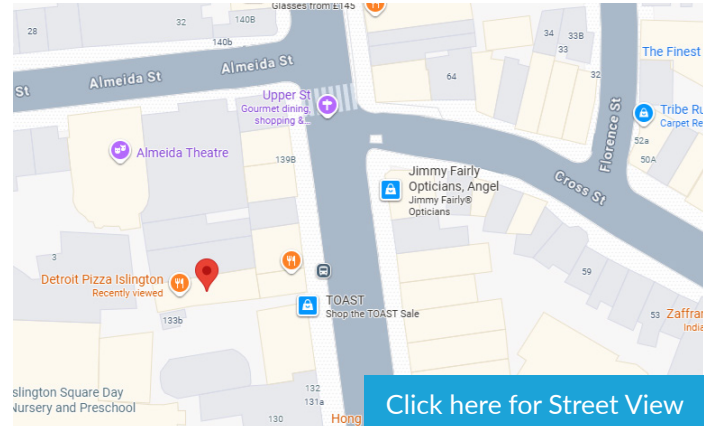
Nearby

OTTOLENGHI



megan's

ALMEIDA
THEATRE



Accommodation

Arranged over Ground, First and Second Floors, providing the following approximate Internal Areas.

Ground Floor	1,252 sq ft
First Floor (sales)	1,213 sq ft
Second Floor (office)	402 sq ft
External Seating	12 covers
Total Internal Area	2,867 sq ft 266.45 sq m

Lease

New lease available for term to be agreed, at a guide rent of £60,000 per annum. Rent is exclusive of VAT, rates and all other outgoings.

Subject to Vacant Possession.

Premises Licence

The Premises Licence allows:

Supply of Alcohol:

Until 10:30 pm - Monday to Thursday

Until 12:00 am - Friday to Sunday

Rates

We understand that the property is assessed as follows.

Rateable Value (from 1 April 2026) £53,500

Rates Payable (from 1 April 2026) £23,540

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Legal costs

Each party to be responsible for payment of their own costs.

EPC

An Energy Performance Certificate is available upon request.

Contact

Confidential, staff are unaware, no approaches to be made. Initial inspections as customers only. Any subsequent inspections **strictly by appointment**.

Theo Benedyk - tb@lewiscraig.co.uk
020 7009 0486

Richard Grossman - rg@lewiscraig.co.uk
020 7009 0482



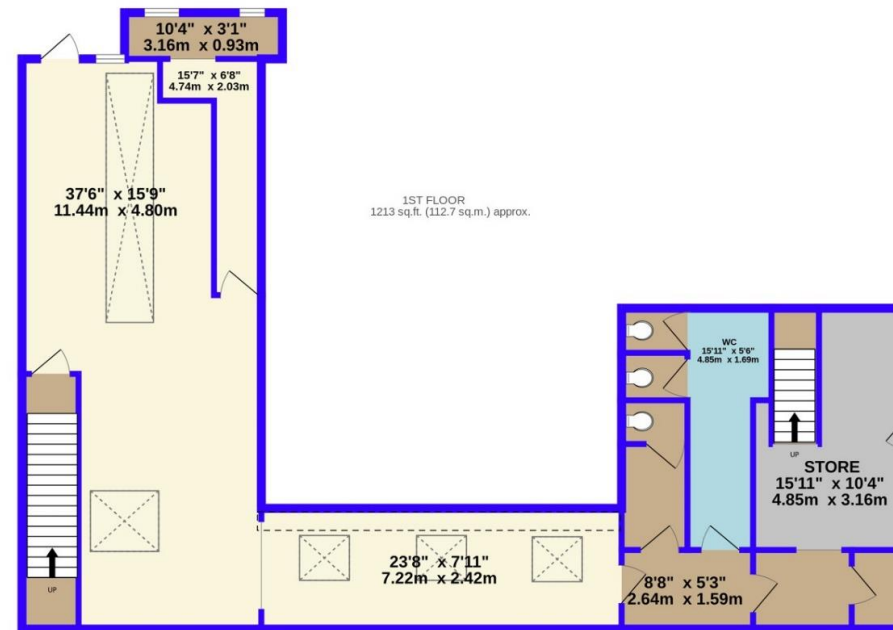
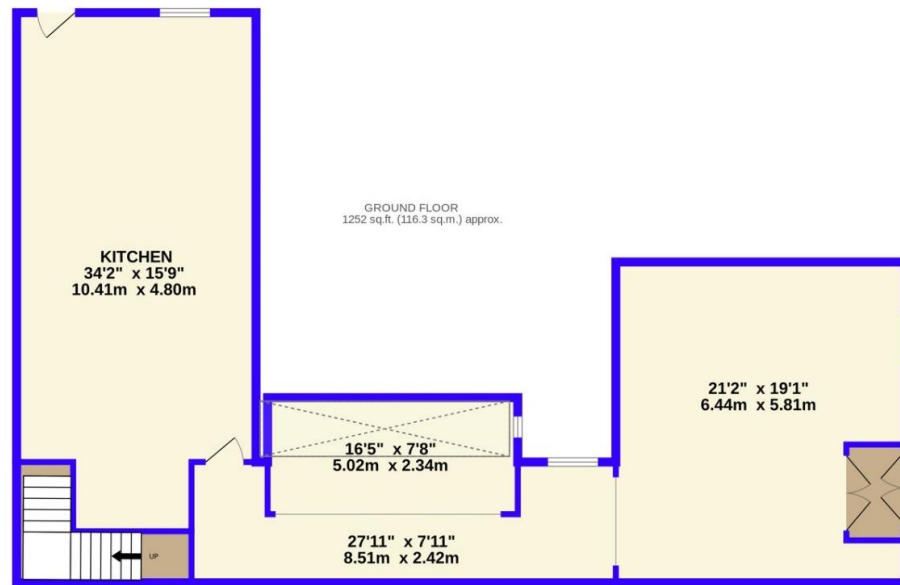
Measured Plan

Rear of 137 Upper Street
LONDON
N1 1QP

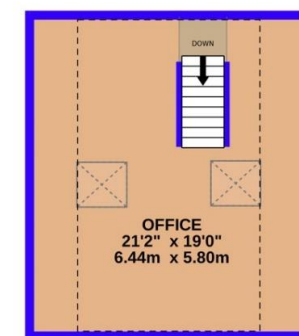


THE EPC GROUP
925 Finchley Road
London
NW11 7PE
0203 774 5614
info@theepcgroup.co.uk

Drawn By Glen Baynes



2ND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 2867 sq.ft. (266.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.