



286 Upper Street

Islington, London, N1 2TZ

**For Sale: Excellent retail investment with long leasehold located in the heart of Islington.**

**989 sq ft**  
(91.88 sq m)

- Passing rent of £55,000 per annum exclusive.
- With 983 years remaining.
- Situated on the renowned Upper Street parade.
- Generating a gross yield of 6.0% with favourable rent review terms in place.

# 286 Upper Street, Islington, London, N1 2TZ

## Summary

Available Size	989 sq ft
Price	£875,000
Business Rates	Upon Enquiry
EPC Rating	C (68)

## Description

The property comprises a mid-terraced, ground floor and basement retail unit with glazed frontage. This bright and airy space benefits from excellent ceiling heights, and exposed timber floor boards and timber panelled walls on the ground floor. In addition, there is also a storage cupboard and W.C. located to the rear of the floor.

Stairs located to the right of the main retail space provide access to the basement, which is used as secondary retail space, storage and changing rooms and also enjoys exposed timber floorboards as well as exposed brick walls. Towards the rear of the basement are a number of storage areas.

## Location

The unit is located on Upper Street, the principle shopping thoroughfare within the borough of Islington. The property is excellently situated being within walking distance of both Angel station on the northern line being approximately a 11 minute walk away and Highbury and Islington station approximately a 9 minute walk away.

This section of Upper Street supports a vibrant mix of tenants including boutique shops, cafes, restaurants and bars. Current developments in the area include the 'Islington Square' mixed-use scheme. This will primarily comprise of residential units as well as some retail which should improve footfall significantly on the northern section of Upper Street.

## Terms

**RATEABLE VALUE:** We strongly advise purchasers to verify this with the local authority (London Borough of Islington on 020 7527 2000).

**TENURE:** Long Leasehold: 999 years from 10th September 2007.

**VAT:** Not Applicable.

## TENANCY:-

Tenant: Hot Sauce Committee Limited. Trading as High Ground Limited.

Term: Under lease for a term of 10 years from the 1st July 2021. The lease is held inside the security of tenure provisions of the 1954 Landlord & Tenant Act.

Passing Rent: £55,000 per annum exclusive.

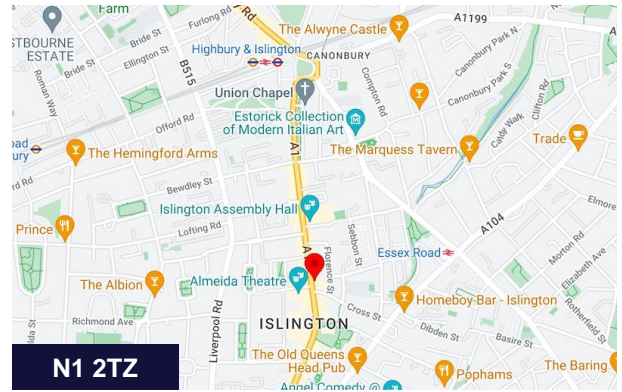
Review: 1st July 2024, 1st July 2027 and 1st July 2030.

Breaks: A tenant's only break on the 2nd anniversary of the commencement of the lease has now expired.

**LOCAL AUTHORITY:** The London Borough of Islington.

**LEGAL COSTS:** Each party is to pay their own legal costs.

**PROPOSAL:** A guide price of £875,000 for the Leasehold interest.



## Viewing & Further Information



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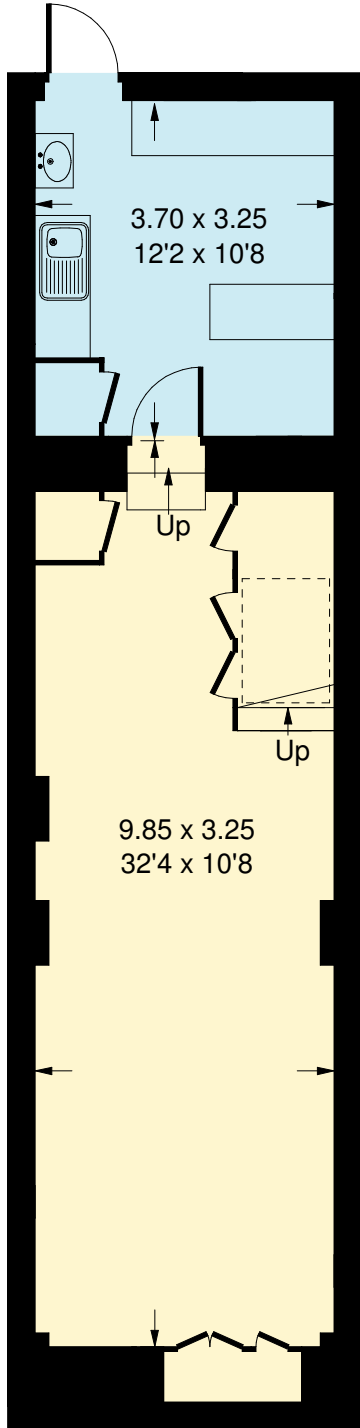
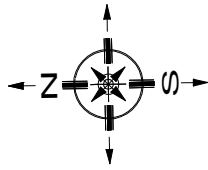
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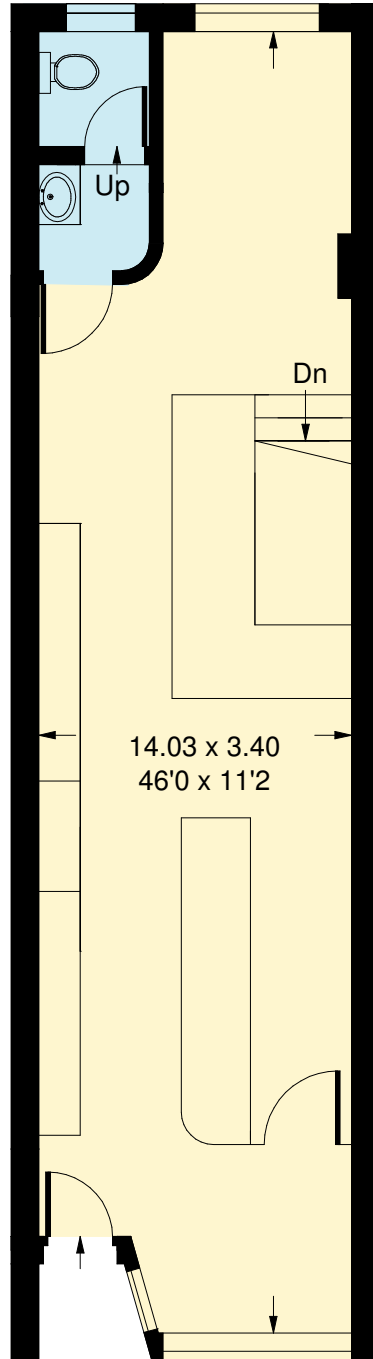
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# Upper Street, N1


Approx. Gross Internal Area  
91.9 sq m / 989 sq ft



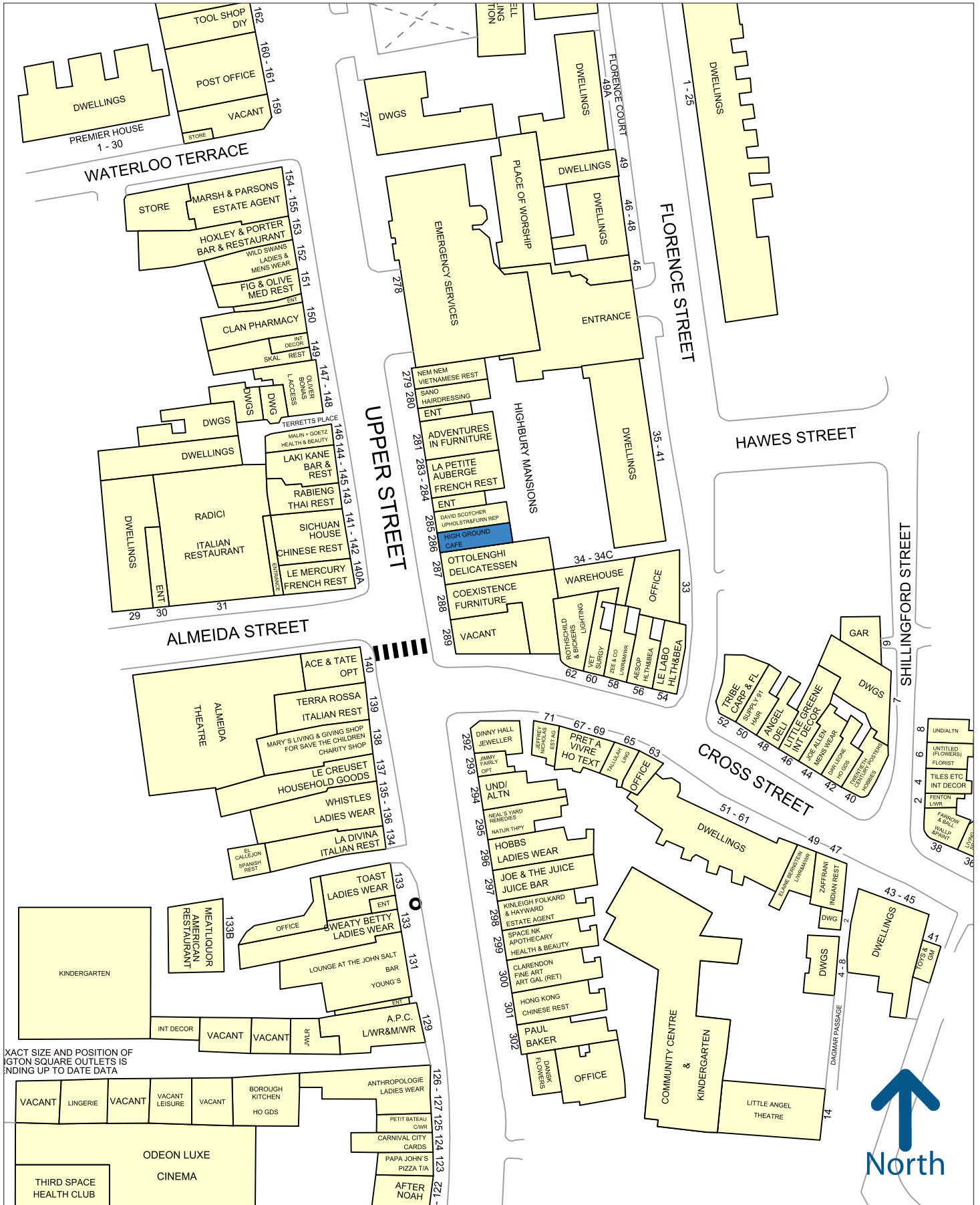
**Lower Ground Floor**



**Ground Floor**

 = Reduced headroom  
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



50 metres

Experian Goad Plan Created: 12/07/2023  
Created By: Winkworth

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