



# GENIUS

GROUP

Specialist in leisure & retail property since 1994

ISLINGTON BAR + RESTAURANT OPPORTUNITY  
E CLASS USE

**RADICALS & VICTUALLERS**  
59 UPPER ST, ISLINGTON, LONDON, N1 0NY



## Description

Located at the corner of Upper Street and Islington Green close to numerous restaurants, bars and shops and Angel underground station. [Google Street View](#)

The property is arranged over ground with a rear garden and various outbuilds with a 3 bed Managers accommodation and Maisonette over the upper first and second floors comprising around 6,000 sq ft.

(Plans available) with 4,250 sq ft of trading space (excluding the rear garden).

## Lease

A new FRI lease will be available on terms to be agreed with a rental offers in excess of £200,000 per annum subject to covenant.

## 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 agent, Genius1Group:

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3 Middleton Place, Fitzrovia, W1W 7TB

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