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To Let

Retail/F&B Unit

173 – 174 Upper Street, Islington, London N1 1RG



Key information

- 2,500 sq ft plus ancillary
- Wide frontage onto Upper Street
- Former F&B use
- Opposite Islington Town Hall
- Rear access

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Location

Last used as a karaoke bar, these retail premises are located on the west side of Upper Street close to the junction with Barnsbury Street. The property is directly opposite Islington Town Hall and Islington Assembly Hall.

The closest underground stations are Highbury and Islington and Angel stations. There are many buses running along Upper Street (A1). This is in the London Borough of Islington.

Description

The property is part of a four storey mid terrace commercial building. It benefits from two large windows onto Upper Street, a basement for storage and a first floor room for staff amenity.

There are male, female and disabled toilets on the ground floor.

The basement has been used for storage plus a kitchenette.

Terms

A new lease is available directly from the freeholder for a term to be negotiated. We are guiding at a rent of £99,000 per annum.

Planning

The property has been used as a bar/drinking establishment for at least 25 years. Tenants will have to satisfy themselves as to lawful use.

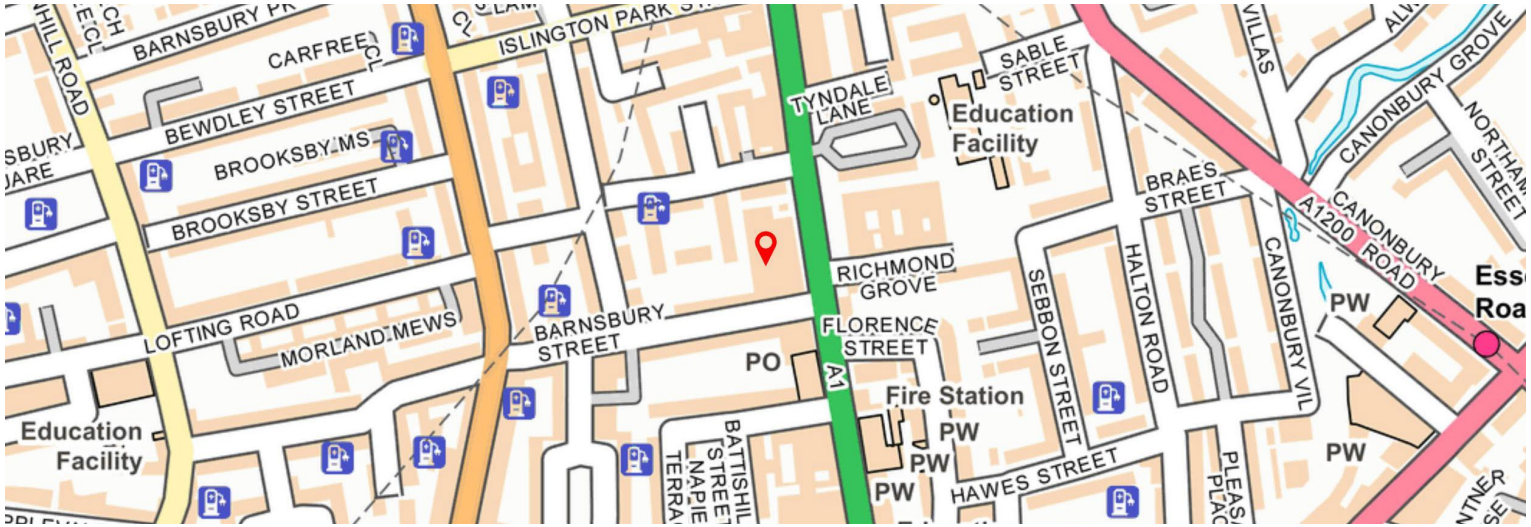
This is in a conservation area. The building is not listed.

Accommodation

The property comprises the following approximate floor areas:

Floor	Use	Size
Basement	Ancillary storage	960 sq ft
Ground Floor	Bar/Retail	2,500 sq ft
First Floor	Staff amenity	360 sq ft

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Rating

We understand the current Rateable for the property is as follows:

Rateable Value	£119,000
UBR	43.0p
Rates Payable	£51,170

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance Certificate

Energy performance rating - D

Identity/AML

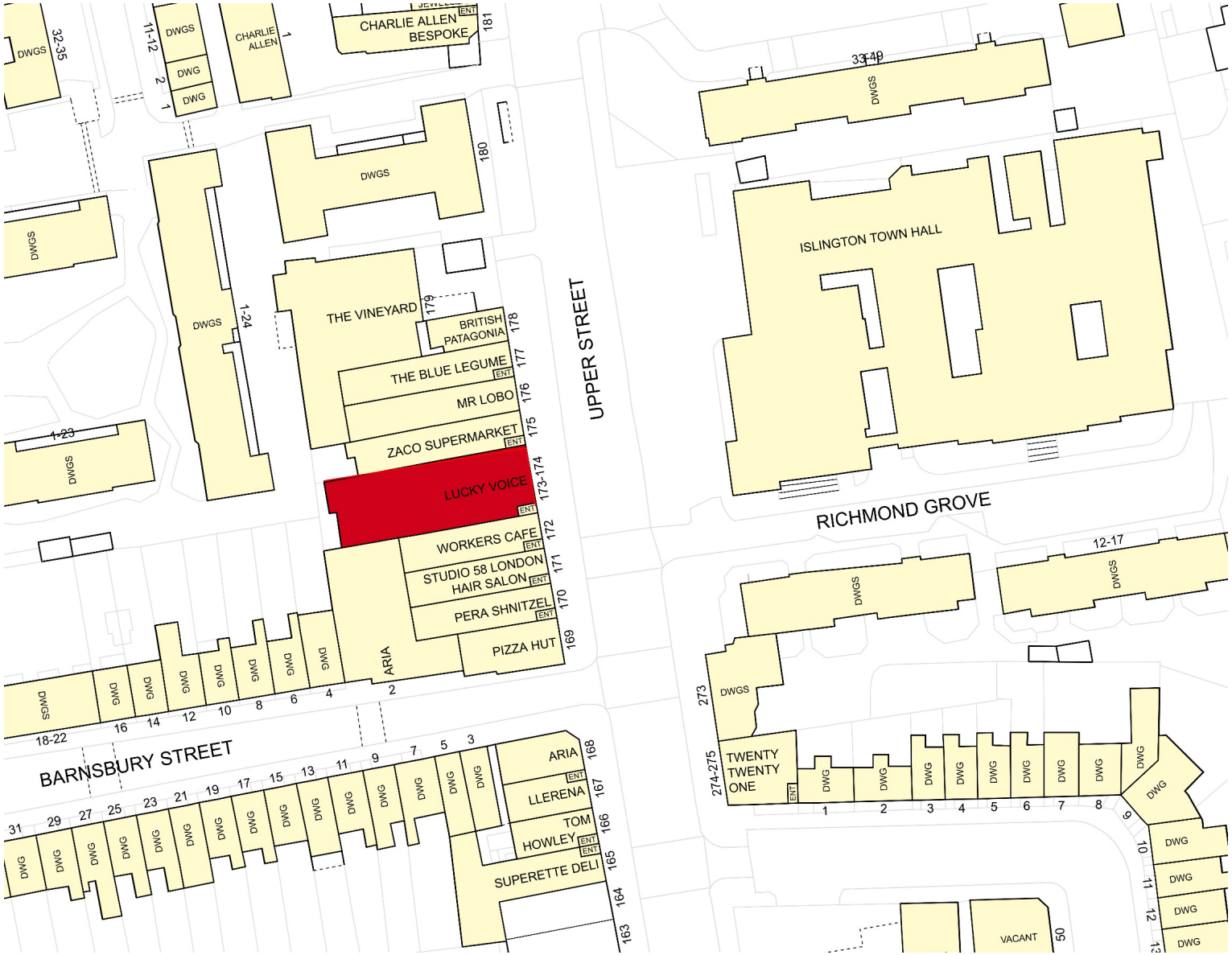
The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment via the sole agents.



RAPLEYS

About us

Rapleys is an action-oriented property consultancy, offering building consultancy, commercial, planning and residential property services, operating from eight offices across the UK:

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Cambridge
Cardiff
Edinburgh
Huntingdon
London
Manchester



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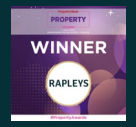
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Proud winner of Property Week's Commercial Agent of the Year Award 2025 and 2026





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