



30 ALMEIDA STREET
ISLINGTON, LONDON, N1 1AD



DESCRIPTION

This is a fantastic opportunity to acquire the former Radici site in Islington.

The restaurant is conveniently located with Highbury & Islington station to the north (800m) and Angel to the south (800m).

Nearby operators: Ottolenghi, La Petite Auberge, Gallipoli, Terra Rossa

LEASE

Assignment of the existing lease expiring on 3rd July 2030, contracted inside the Landlord & Tenants Act 1954 Part II Amended

RENT

£155,200 per annum

PREMIUM

Offers invited

RATES (2025 - 2026)

Rateable Value: £157,000

Rates Payable: £87,135

ACCOMODATION

The premises are arranged over ground, lower ground and basement, providing the following approximate floor areas:

Ground: 4,567 Sq Ft

Lower Ground: 227 Sq Ft

Basement: 164 Sq Ft

Total: 4,958 Sq Ft

PLANNING & LICENCE

The property benefits from Class E (Restaurant) planning with the following alcohol licence:

Monday to Saturday: 10:00 - 00:00

Sunday: 12:00 - 23:30

VIEWINGS

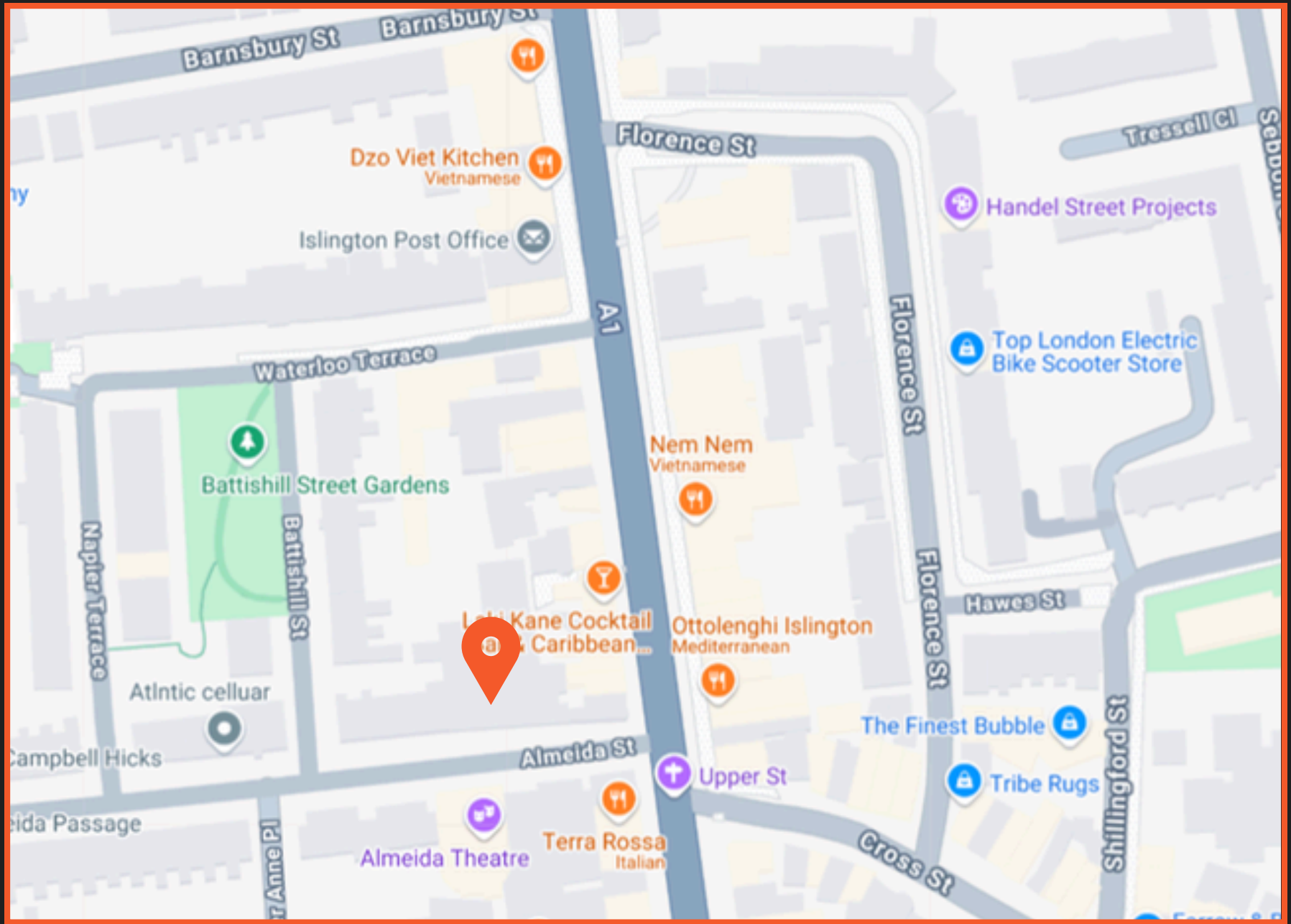
For more information and viewings please contact sole agents:

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[Map Link](#)



RESTAURANT PROPERTY

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