

THE ROUNDABOUT, OLD STREET **ECI**

6,000 TO 10,500 SQ FT

PRIME PUB OPPORTUNITY - SUI GENERIS WITH IAM LICENCE

OLD STREET, ECI

174-180

SPORT CRAFT COCKTAILS

THE ROUNDABOUT

SPECIAL PETS AND OTHERS

No right turn into
Bath Street from
Old Street
except cycles

GET
LUNCH
& DRINK
EX
MONDAY-FRIDAY
12 - 4PM

ST
LIVE
IT'S
ON

8 Years
ALL DAY HOBBY
ANYONE

POOL
DARTS
& more
TABLE

CRAFT
Cocktails
Pizzas

YOUR
HOME
FROM
HOME

WING
Lunch
ANYONE





TRANSPORT

Old Street – 2 Mins Walk



Moorgate – 10 Mins Walk



Liverpool Street – 15 Mins Walk



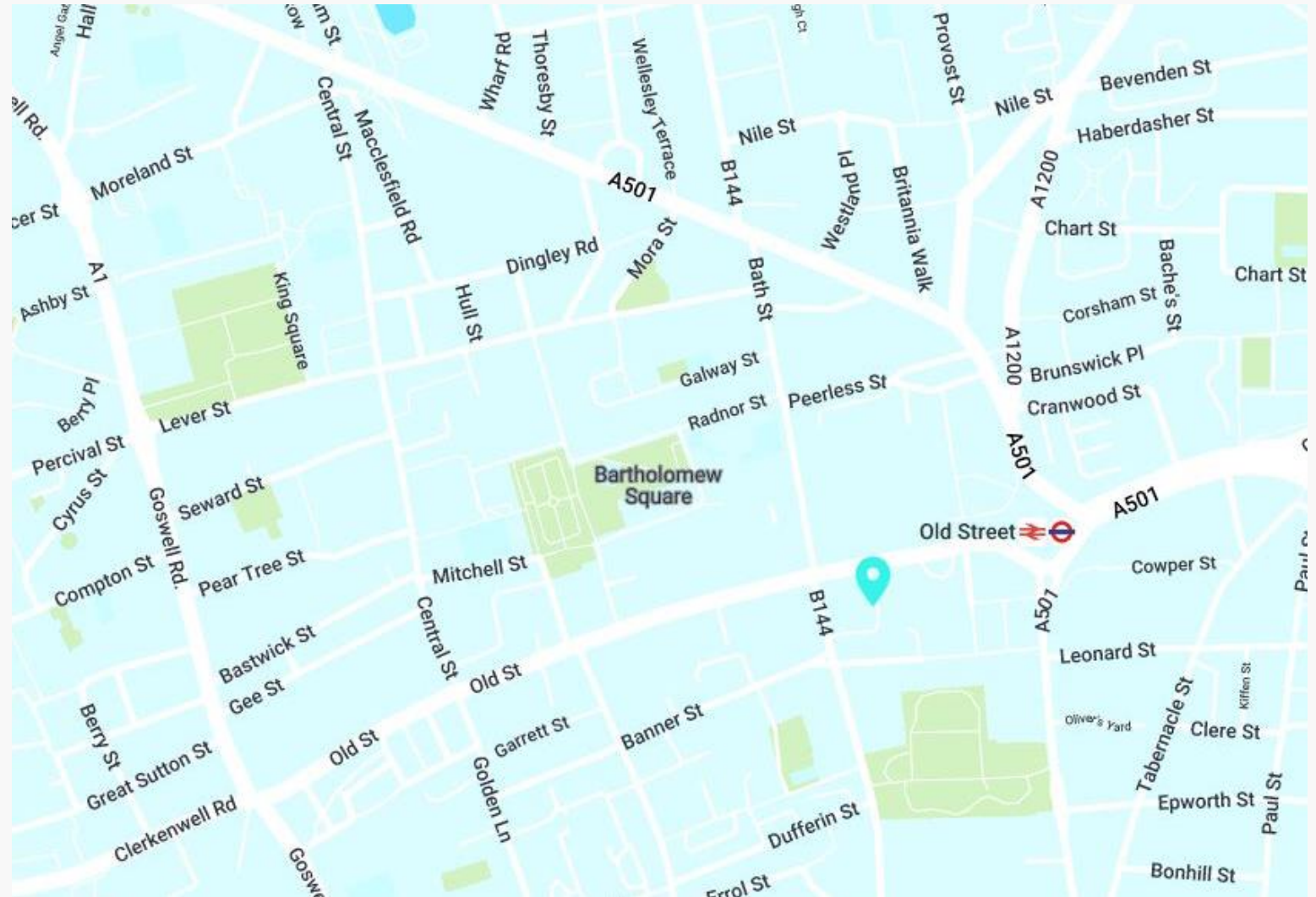
AREA

The building is a two-minute walk from Old Street Roundabout, 11 minutes from Moorgate Station and 10 minutes from Liverpool Street Station.

Nearby operators include Wetherspoons, M&S, Aldi, Gymbox, Co-Op, Wagamama, Shoreditch Grind and Greggs.

The area is surrounded by a host of tech and creative office occupiers with numerous eateries, bars and public spaces.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	7,321 *	Available				
Basement	3,180	Available				
TOTAL	10,500	Available	£350,000	£61,180	£TBC	£34,265

* Approx 6,000 sq ft ground floor only option
available if basement not required STPP

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available July 2026

CONTENT

View on our website



RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

KENNINGHAM RETAIL

www.kenninghamretail.com

TEAM



OLI COHEN
PARTNER
oc@belcor.london
07740 110 063



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254

020 7375 3444
www.belcor.london