

estate agency by

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Lease Assignment

Barbican Cawfee

**Thriving coffee &
food business in
Central London**

610 sq ft

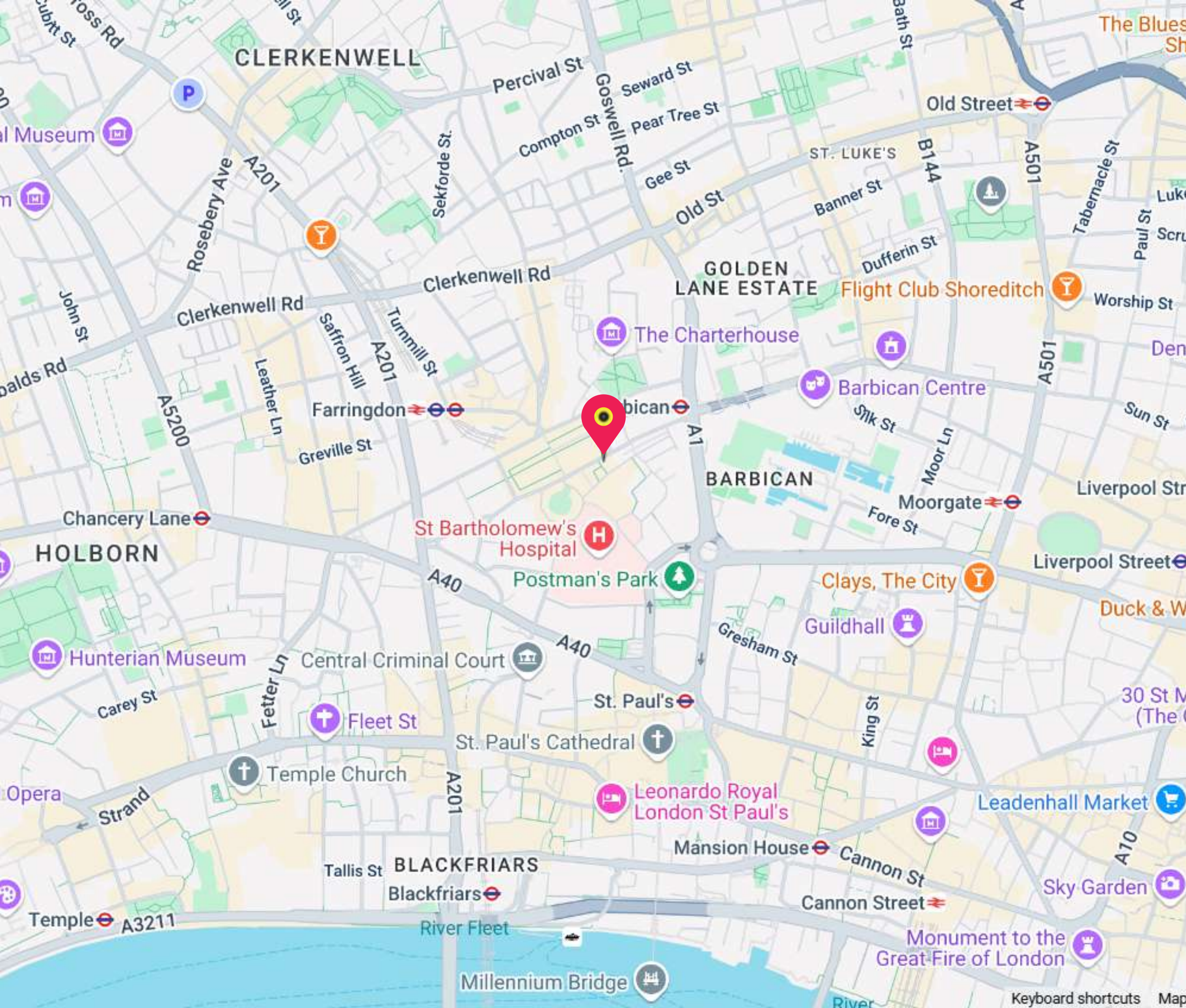


A well-established and fully fitted café with food offering



Key Points

- Prime Central London location
- Fully fitted coffee shop with kitchen facilities
- Attractive and well-maintained interior with seating
- Established trade and loyal customer base
- High footfall area
- Well-connected via public transport
- Premium of £110,000 sought for the business, fixtures, and fittings



Location

Situated in the heart of the Barbican area, this café is ideally positioned to capture trade from a diverse and affluent local audience, including office workers, residents, and visitors to the nearby Barbican Centre.

The area is exceptionally well connected, with Barbican Underground Station a short walk away and Farringdon and St Paul's stations also within easy reach. Local attractions and amenities drive strong daily footfall.

Transport Links

-  Farringdon
Elizabeth Line entrance - 1 min walk
Other lines - 6 min walk
-  Barbican Underground Station - 2 min walk



Barbican Centre



Barbican Library

BARBICAN BLENDS CULTURE, COMMERCE, AND CONNECTIVITY IN A UNIQUELY MODERN CENTRAL LONDON SETTING



Museum of London



Barbican Conservatory



Virgin Active



Barbican Art Gallery

Description

This is a rare opportunity to acquire a successful, fully operational coffee and food business in one of Central London's most sought-after locations.

The unit is located near the Barbican, benefiting from a mix of residential, office, and tourist foot traffic throughout the week.

The premise is tastefully fitted and includes a barista station, customer seating area, and kitchen facilities suitable for both eat-in and takeaway service.

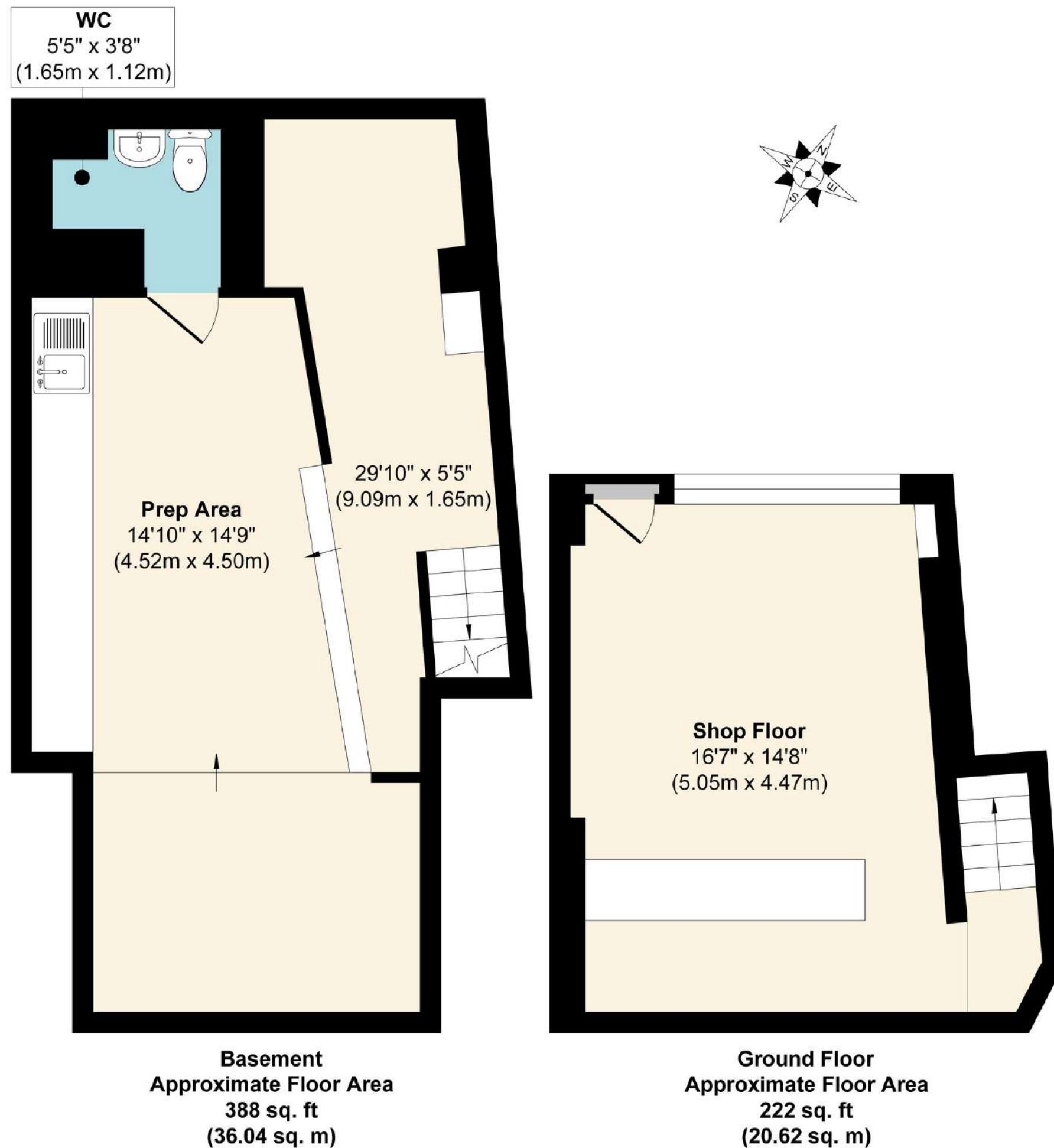
The business currently operates with a strong local following and consistent trade, with scope for further growth.

The lease is available by way of assignment, with a passing rent of £33,000 per annum. A premium of £130,000 is sought for the business goodwill, equipment, and high-quality fit-out.

The new London Museum will be positioned very close by in West Smithfield and is set to open in 2026.

Further details, including images and financials, are available upon request and subject to discretion.





Approx. Gross Internal Floor Area 610 sq. ft / 56.66 sq. m

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property

Accommodation

Unit	sq ft	sq m	Availability
Ground	222	20.62	Available
Basement	388	36.04	Available

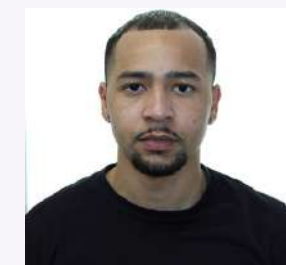
Rent, Rates & Charges

Rent	£33,000 pa
Premium	£130,000
Rateable value	£13,500
Rates payable	£6,736.5
Service Charge	N/A
VAT	TBC

Viewings & Further Info



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