

# 28 Westferry Circus, Canary Wharf, London, E14 8RR

28West

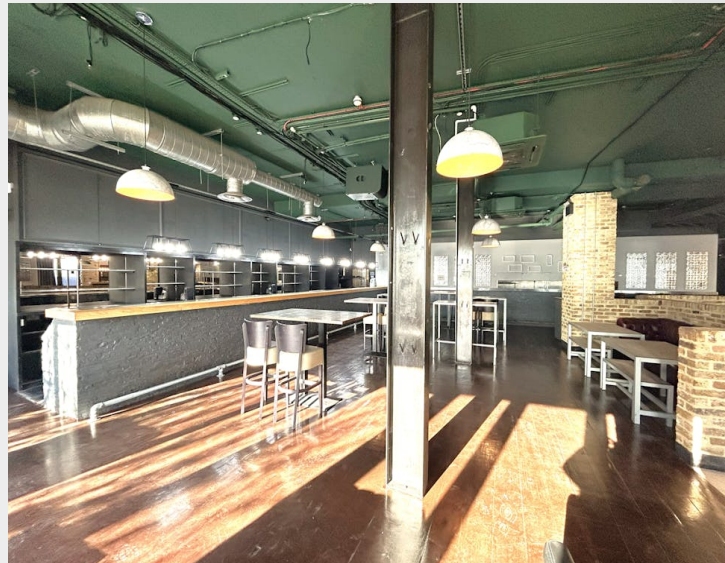
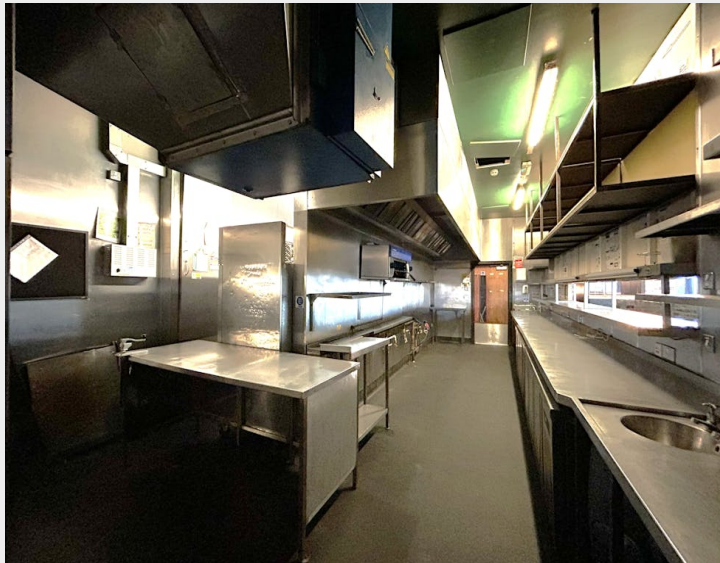
## TO LET

Bar / Restaurant

4,821 sq ft / 447.9 sq m

£230,000 per annum

# Ground floor and basement restaurant/bar/club with valuable late license overlooking the Thames



- Overlooking the Thames at Canary Wharf Clipper Station
- Large outside space accessed via bifold glass doors
- Open plan ground floor with a fitted bar
- Part fitted kitchen and air conditioning
- Late license for live music, alcohol - 07.00 - 02.00 a.m. every day
- High ceilings, extraction and DDA WC
- 3 phase electrics and gas
- Loading from the rear

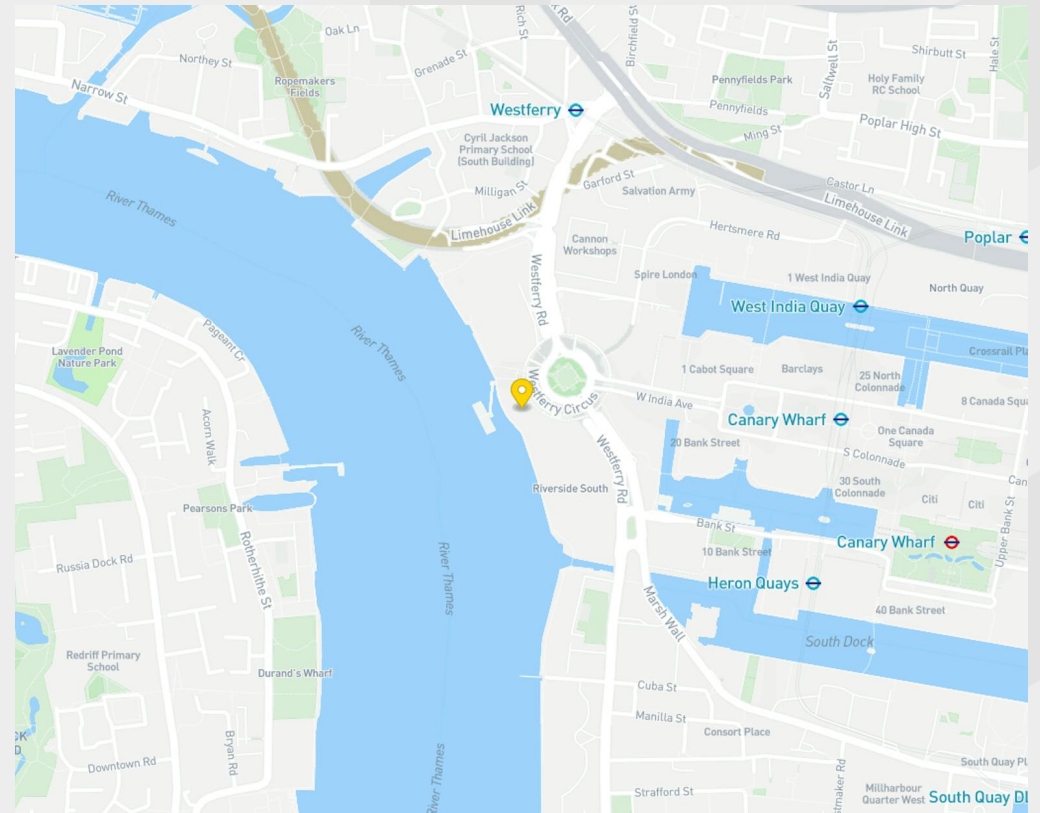


## Description

A ground-floor and basement restaurant and bar with outside seating overlooking the Thames, located in the heart of Canary Riverside. There are no upper floors, which would mitigate any potential noise issues. Nearby occupiers include Virgin Active Gym, The Canary Riverside Plaza Hotel, and well-known restaurants such as Royal China and Gaucho. Car parking spaces are available by separate arrangement.

## Location

The property is prominently positioned adjacent to the new JP Morgan office development and directly opposite the Canary Wharf Clipper station, providing immediate access to both pedestrian routes and river transport. The premises also benefit from excellent connectivity, with Canary Wharf and Westferry stations nearby, offering fast and convenient links across London.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	3,437	319.31	-	On Application	On Application	Available
Basement	1,384	128.58	-	On Application	On Application	Available
Unit - Total	4,821	447.89	£230,000 /annum	£58,300 /annum	£41,748 /annum	Available

### Tenure

New Lease

### EPC

C

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Jon Morell  
07957 454 987  
jon.morell@strettons.co.uk

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk

Finlay Milnes  
07791744289  
finlay.milnes@strettons.co.uk

Rupert Bentley-Smith (Bruce  
Gillingham Pollard)  
rupert@brucegillinghampollard.com

Will Penfold (Bruce Gillingham Pollard)  
willp@brucegillinghampollard.com



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