

**100-106 LEONARD
STREET, EC2**

5,000 SQ FT

RARELY AVAILABLE HOSPITALITY VENUE IN THE HEART
OF SHOREDITCH WITH VALUABLE 3AM LICENCE

SHOREDITCH, EC2



THE BOOK CLUB

REKODERLIC 0204

REKODERLIC 0204

REKODERLIC 0204

96-98

Esch
Cor
02
Po
Ward
Cath

www.pimlicoplumbers.com Pimlico House 1 Sall Street SE11 6ND

HEATING
PLUMBING
BATHROOMS
DRAINS
ELECTRICS
APPLIANCES

PIMLICO
The Plumber's Guild
40 YEARS SERVICE

ROOFING
CARPENTRY
BUILDING
COMMERCIAL
HEATING
ELECTRICS
DRAINS

020 7928 8888
24 Hour

*More than
just
Plumbers!*

DESCRIPTION

A Shoreditch landmark, The Book Club offers a versatile hospitality venue over ground and lower ground floors, with fully fitted kitchen, full extraction, adaptable layout and rarely available late premises licencing hours. The premises are held on two separate leases allowing the ground and basement to be let independently or together. Premium sought on application.

AMENITIES



PRIME SHOREDITCH



RARE BAR OPPORTUNITY



7 DAY TRADE



GOOD FOOTFALL



ALCOHOL LICENSE



EXCELLENT TRANSPORT LINKS



WAREHOUSE STYLE FEATURES



EXPOSED BRICKWORK



GOOD FRONTAGE

HOSPITALITY VENUE IN THE HEART OF SHOREDITCH



TRANSPORT

Old Street - 5 mins



Shoreditch High Street – 7 mins



Liverpool Street – 15 mins

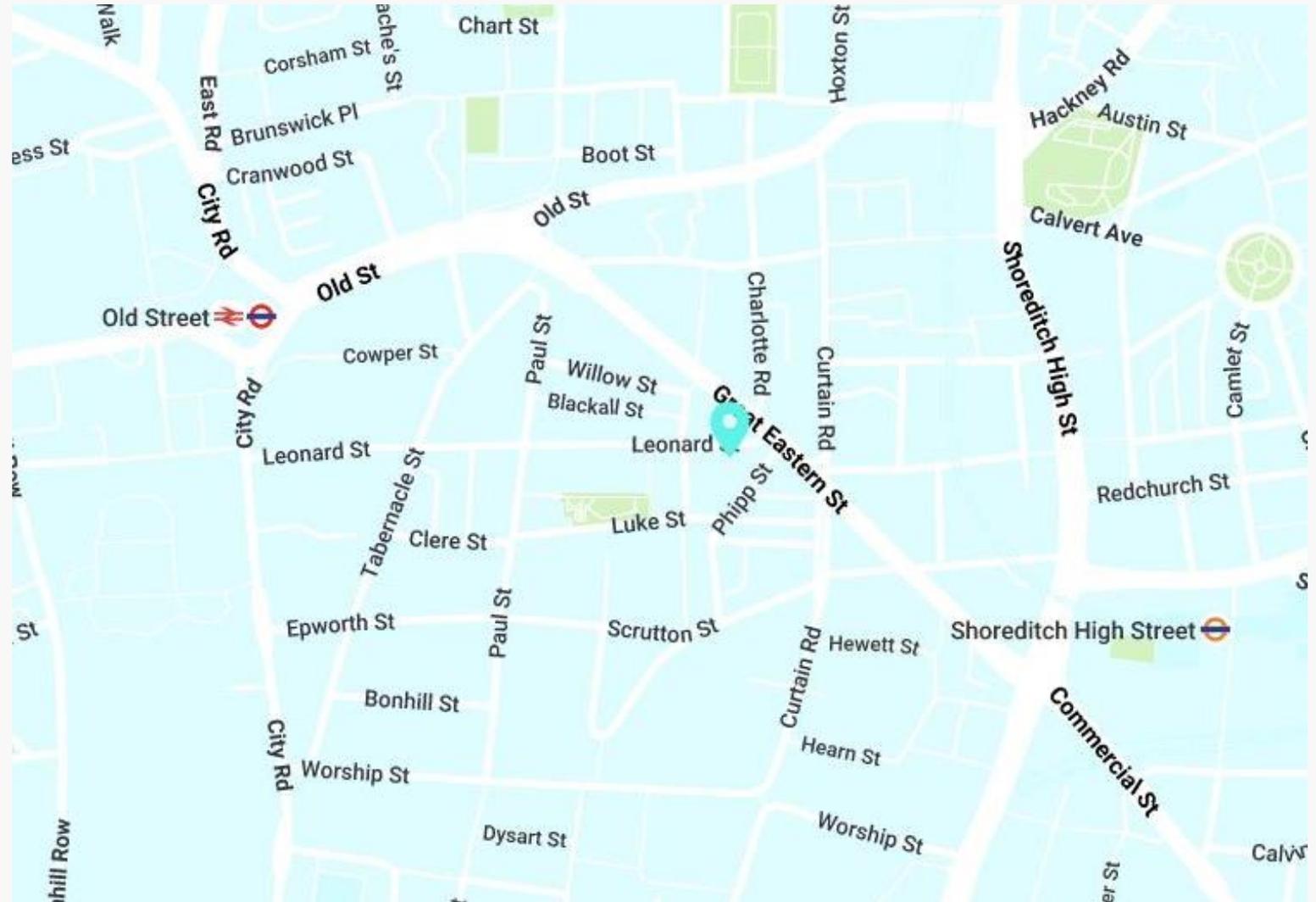


AREA

Prominently positioned in the heart of Shoreditch, on a well-established trading location on Leonard Street, surrounded by a mix of creative, tech and media occupiers. The area benefit from strong footfall throughout the day and evening.

Nearby occupiers include the Nobu Hotel Shoreditch, Art'otel, Gloria and Cricket restaurants, Eggslut, Ozone Coffee, Passione Vino and The Hoxton.

LOCATION



AVAILABILITY

LEASE	SIZE (PSF)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground	2,300	Available	£105,000			
Lower Ground	2,700	Available	£75,000			
Total	5,000	Available	£170,000	£76,970	tbc	£20,580

LEASE

Lease assignment – both leases held on 2 separate leases inside the L&T Act
Ground floor lease expires 13th June 2034
Basement lease expires 14th June 2032

PREMIUM

A premium sought for the benefit of the lease and premises licence

CONTENT

[View on our website](#)



RATES

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

PREMISES LICENCE

Ground Floor – Sun to Thurs 12:00 – 00:00,
Fri to Sat 12:00 – 03:00
Basement: Sun to Weds 09:00 – 00:00,
Thurs to Sat 09:00 – 03:00

VIEWINGS VIA JOINT AGENTS

BELCOR

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

HAY HILL LEISURE

George Hamblett
07766 234 955

TEAM



OLI COHEN
PARTNER
oc@belcor.london
07740 110 063



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843729

020 7375 3444
www.belcor.london