



STRETTONS

EST 1931

# 100-106 Leonard Street, Shoreditch, London, EC2A 4RH

## TO LET

Bar / Leisure / Restaurant

5,074 sq ft / 471.4 sq m

£170,000 per annum - Premium on application

**Iconic Shoreditch  
bar/club with late  
licence, part fit-out  
and prominent  
glazed frontage  
5,074 sq ft.**



- Bar and kitchen with extraction & brewery equipment
- Wide, floor-to-ceiling glazed frontage with excellent natural light
- Characterful former club with high ceilings and funky finishes
- Large open-plan layout over ground & basement floors
- Air conditioning throughout with 3-phase electricity
- Licence Mon-Wednesday & Sunday to 0:00, Thursday 02:00, Friday-Sunday-03:00 for Music, Alcohol etc

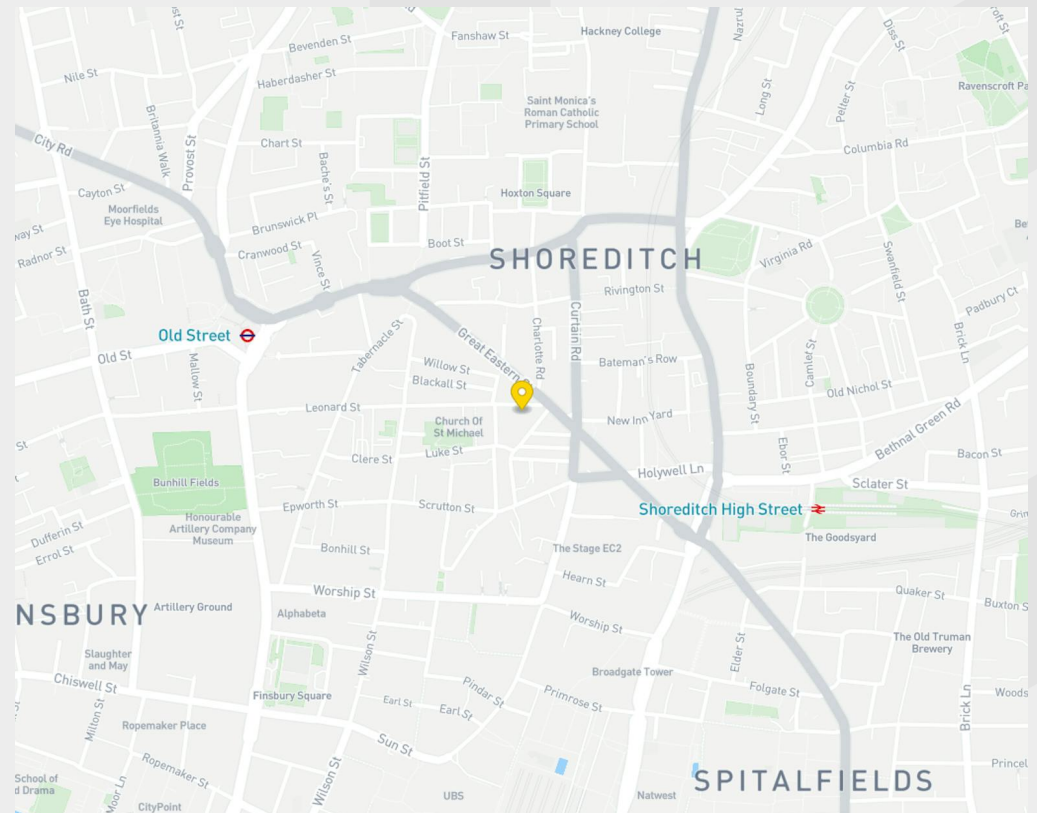


## Description

This former iconic club occupies the ground and basement floors of a characterful four-storey commercial building. The ground floor offers a wide glazed frontage with excellent natural light, high ceilings, a fitted bar, kitchen with extraction, and WC facilities. The basement includes a bar, DJ station, private bar area, brewery equipment, cloakroom, WCs. Assignment of 2 leases- Ground Floor to 30/06/2034, Basement to 14/05/2032. Premium on Application.

## Location

The property occupies a prominent position on Leonard Street, between the junctions of Ravey Street and Great Eastern Street, in the heart of Shoreditch. This is a busy and popular location, benefiting from high footfall and a strong mix of quality independent operators and established occupiers including Pure Evil Gallery, Hart Shoreditch, Pret and Honi Poke, firmly positioning the property within one of East London's most vibrant commercial and cultural hubs.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Basement	2,749	255.39	£65,000 /annum	-	-	Available
Ground	2,325	216	£105,000 /annum	-	-	Available
Unit - Total	5,074	471.39	£170,000 /annum	£87,000 /annum	£11,000 /annum	Available

## Tenure

Assignment

- Premium on application

## EPC

B

## VAT

Applicable

## Configuration

Not Fitted

## Contacts

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