

100-106 LEONARD STREET, EC2

5,000 SQ FT

RARELY AVAILABLE HOSPITALITY VENUE IN THE HEART
OF SHOREDITCH WITH VALUABLE 3AM LICENCE
SHOREDITCH, EC2





NUDIBRANCH

By COCO LOM

Curated by Coco Lom

NUDIBRANCH is a collection of contemporary art and design objects, curated by Coco Lom. The collection features a variety of items, including paintings, sculptures, and furniture, all designed to create a modern and sophisticated interior space.

The collection is inspired by the concept of 'nudibranch', a creature that is both a snail and a slug. This theme is reflected in the collection's focus on organic forms and textures, as well as its emphasis on the relationship between the individual and the environment.

NUDIBRANCH is available for purchase at the following locations:

1. NUDIBRANCH, 123 Main Street, New York, NY 10001

2. NUDIBRANCH, 456 Main Street, Los Angeles, CA 90001

3. NUDIBRANCH, 789 Main Street, San Francisco, CA 94101

4. NUDIBRANCH, 101 Main Street, Chicago, IL 60601

5. NUDIBRANCH, 123 Main Street, London, UK

6. NUDIBRANCH, 456 Main Street, Paris, France

7. NUDIBRANCH, 789 Main Street, Berlin, Germany

8. NUDIBRANCH, 101 Main Street, Tokyo, Japan

9. NUDIBRANCH, 123 Main Street, Sydney, Australia

10. NUDIBRANCH, 456 Main Street, Melbourne, Australia

11. NUDIBRANCH, 789 Main Street, Auckland, New Zealand

12. NUDIBRANCH, 101 Main Street, Wellington, New Zealand

13. NUDIBRANCH, 123 Main Street, Christchurch, New Zealand

14. NUDIBRANCH, 456 Main Street, Dunedin, New Zealand

15. NUDIBRANCH, 789 Main Street, Invercargill, New Zealand

16. NUDIBRANCH, 101 Main Street, Napier, New Zealand

17. NUDIBRANCH, 123 Main Street, Hastings, New Zealand

18. NUDIBRANCH, 456 Main Street, Tairāhiti, New Zealand

19. NUDIBRANCH, 789 Main Street, Whānauā, New Zealand

20. NUDIBRANCH, 101 Main Street, Te Aro, New Zealand

21. NUDIBRANCH, 123 Main Street, Te Anau, New Zealand

22. NUDIBRANCH, 456 Main Street, Te Kaha, New Zealand

23. NUDIBRANCH, 789 Main Street, Te Kōwhiri, New Zealand

24. NUDIBRANCH, 101 Main Street, Te Kōwhiri, New Zealand

25. NUDIBRANCH, 123 Main Street, Te Kōwhiri, New Zealand

26. NUDIBRANCH, 456 Main Street, Te Kōwhiri, New Zealand

27. NUDIBRANCH, 789 Main Street, Te Kōwhiri, New Zealand

28. NUDIBRANCH, 101 Main Street, Te Kōwhiri, New Zealand

29. NUDIBRANCH, 123 Main Street, Te Kōwhiri, New Zealand

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49. NUDIBRANCH, 123 Main Street, Te Kōwhiri, New Zealand

50. NUDIBRANCH, 456 Main Street, Te Kōwhiri, New Zealand

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

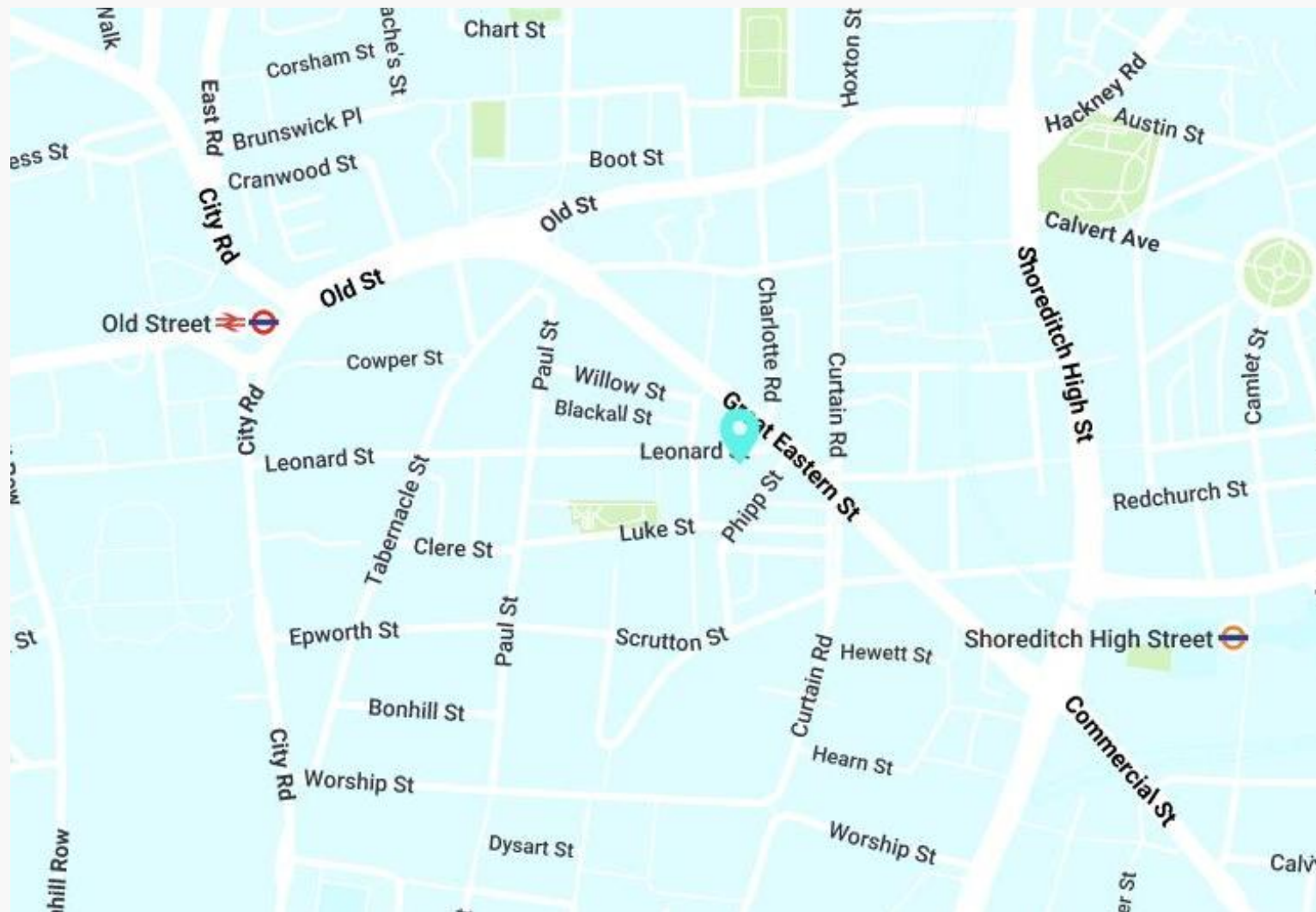


AREA

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

Available by way of new lease to be contracted out of the Landlord and Tenant Act 1954

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

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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