



55-57 Exmouth Market

London, EC1R 4QL

Double Fronted Restaurant in Exmouth Market

2,510 sq ft
(233.19 sq m)

- Great Location
- Double Fronted Restaurant
- Outside Seating
- Full Extraction
- Midnight with Live Music
- Premium Offers in Excess of £50,000

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Summary

Available Size	2,510 sq ft
EPC Rating	Upon enquiry

Description

The restaurant/bar is arranged over ground floor and basement with an excellent out throughout. The layout accommodates approximately 60 covers on the ground floor, 20 in the basement and a further 20 external covers to the front of the premises.

Location

The double fronted restaurant/bar is prominently located in Exmouth Market, one of Clerkenwell's most lively and established foodie thoroughfares, benefitting from a vibrant mix of cafés, bars, restaurants and artisanal shops. The market draws regular footfall throughout the week and offers an exciting destination for local residents, students and office workers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,630	151.43
Basement	880	81.75
Total	2,510	233.18

Tenure

An assignment of the existing FRI lease expiring in January 2031, subject to 5 yearly rent reviews. It is understood that the lease is granted within the L&T Act 1954.

Passing Rent

£75,000 per annum exclusive, subject to 5 yearly reviews.

Premium

Premium offers in excess of £50,000 invited.

VAT

VAT is applicable to the rent, premium and all other figures quoted.

Planning/Licence

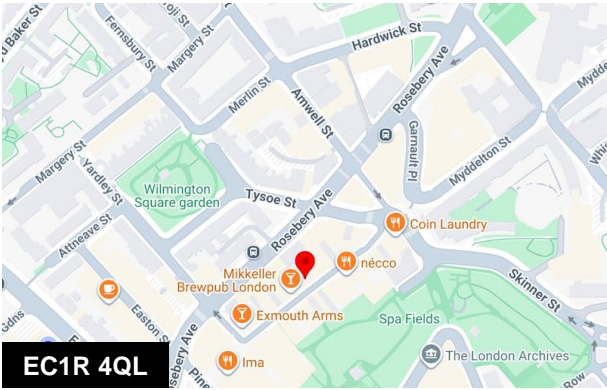
The premises benefit from E Class planning and Premises Licence allowing the sale of alcohol until 22:30 Monday to Thursday, 00:00 Friday to Saturday and 23:00 on Sunday.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



Viewing & Further Information



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