



**FOR SALE**

**68 - 72 Leonard Street,  
London, EC2A 4QX**

**3,593 sq ft**

**Prime Shoreditch  
Restaurant/Bar  
Investment For Sale -  
Freehold**

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## Description

Attractive mixed use 1960 concrete frame building which underwent a complete refurbishment in 2002 when an additional floor was added.

The ground floor has been fitted out to form a state of the art modern restaurant whilst the upper floors have been converted to a mixture of offices and 6 residential apartments which have been sold off on 125 year leases.

The restaurant which comprises 3,593 sqft was let on a new 15 year lease from 2022 to Zapote at an annual rent of £145,000 expiring in 2037 which breaks back to a rent of £40 psf.

Zapote is a contemporary restaurant and bar where globally renowned chef Yahir Gonzalez serves vibrant, authentic Mexican food. His tortillas are made in-house using traditional methods and heritage corn and he has built a strong following, attracting diners from across the capital. Additionally the bar serves expertly made cocktails focusing on tequila and mezcal which has helped to establish Zapote as one of the areas premier establishments.

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## Location

Leonard Street is located within the City fringe running in an east/west direction between its junction with City Road to the west and Great Eastern Street, and is bisected midway along its length by Paul Street. The property is situated on the south side of Leonard Street directly in front of St Michael's Church.

Nearby occupiers include the Hart Hotel Shoreditch, The Book Club, Mondrian Hotel, Pachamama, Eggslut, Ozone Coffee, Passione Vino and The Hoxton.

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## Key points

- Prime Shoreditch location
- Ground floor: Modern restaurant trading as Zapote
- 3,593 sq ft
- Rental Income from Ground Floor - £145,000 per annum
- Net Initial Yield - 7.00% (Assuming 6.80% purchasers costs)
- Ground Rent Income - £900 per annum
- First Floor Office sold on Long Leasehold
- Live/work units on Second - Fourth floors sold on Long Leaseholds









## Rents, Rates & Charges

Price	£1,950,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	C (70)

## Viewing & Further Information



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