

P-THREE®



**UNITS 4-5 (SUBJECT TO VACANT
POSSESSION), LEADENHALL MARKET
RESTAURANT / CAFE / RETAIL**

LEADENHALL MARKET, LONDON, EC3V 1LR

NEW LEASE

DESCRIPTION

A standout café / restaurant opportunity within the iconic Leadenhall Market, offering excellent visibility and presence in one of the City of London's most historic and well known destinations. This is a rare chance for a brand to secure a well presented space with a double frontage in a location renowned for its architectural character, prestige and loyal weekday customer base of office workers, leisure guests and tourists.

Leadenhall Market blends heritage charm with a high-spending professional catchment and a steady flow of visitors drawn to its unique character. Perfect for a concept looking to deliver something distinctive and high-quality to a prime London Estate.

LOCATION

Situated on Central Avenue close to the market's entrance from Bishopsgate and the centre of the market, the unit sits on a key pedestrian route with extensive outside covered seating. This location offers direct access to the Square Mile's 678,000 office workers, the majority of which fall within the 22–39 age bracket.

The market also sits adjacent to major new developments including the new One Leadenhall (430,000 sq ft), 85 Gracechurch Street (235,000 sq ft) and One Bishopsgate Plaza (562,000 sq ft), driving substantial additional footfall. This is further complemented by tourists and London residents alike.

RENT

Rent on request.

BUSINESS RATES

Rateable value: £51,500
Rates payable: £28,582.50 per annum
Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

£27,645 per annum.
Please note the service charge is an estimate and remains subject to annual changes.

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For viewings please contact P-Three:

Michaella Moreton
michaella@p-three.co.uk
+44(0)794 300 9766

Oscar Neame
oscar@p-three.co.uk
+44(0)7887 640697

AREA

The accommodation comprises the following areas:

Basement	60.85 sq m / 655 sq ft
Ground	31.22 sq m / 336 sq ft
1st	30.57 sq m / 329 sq ft
2nd	30.57 sq m / 329 sq ft
Total	153.21 sq m / 1,649 sq ft

P-THREE, as sole agents for the vendors or lessors of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of P-THREE has any authority to make or give any representation or warranty whatsoever in relation to this property. P-THREE accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer generated. Photographs show certain parts of this property as they appeared at the time they were taken; and; (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations.

Leadenhall Market - Unit 4-5

