cdg leisure
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Lease Assignment



12 City Road

London, EC1Y

Fitted City Road Restaurant with Private Dining

- Established City Location
- Approximately 100 Covers
- 30-Cover Private Dining Room
- Fully Fitted with Kitchen and Full Extract

12 City Road, London, EC1Y

Summary

Premium	£125,000
EPC Rating	Upon enquiry

Description

The premises are fitted as an Italian-style restaurant with a bifold frontage, upholstered banquette seating and a long service counter. The ground-floor is laid out for approximately 70 covers with a large rooflight to the rear. The basement provides a private dining room for approximately 30 covers together with a kitchen and back-of-house space.

Location

The premises are situated in the City of London between Moorgate and Old Street, within an established office district. Both stations are within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,350	125.42
Basement	1,150	106.84
Total	**2,500**	**232.26**

Tenure

Available by assignment of the existing lease which expires in June 2039.

Passing Rent

£90,000 per annum exclusive with five-yearly rent reviews, the next being in 28 June 2028.

Premium

Offers in the region of £125,000 are invited for the leasehold interest, goodwill, fixtures and fittings, subject to inventory.

VAT

VAT may be applicable to the rent, premium and any other figures quoted.

Planning/Licence

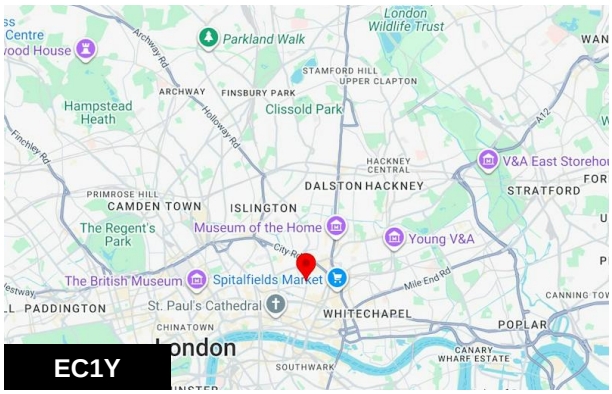
The premises are fitted as a restaurant. The planning use is to be confirmed. We are advised that the premises licence permits the sale of alcohol until 2am Monday to Saturday. Sunday hours and the full licence conditions are subject to verification.

Confidentiality

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

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.







Viewing & Further Information



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