



Q-Shoreditch

55-61 Tabernacle Street, London, EC2A 4AA

Prime Shoreditch Bar/ Restaurant/Nightclub

5,500 sq ft
(510.97 sq m)

- Superb Fit Out
- Prime Corner Location
- Excellent Lease term remaining
- Late Licence with Extraction in Situ
- Ability to run as two separate venues

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Summary

Available Size	5,500 sq ft
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,500	325.16
Basement	2,000	185.81
Total	5,500	510.97

Description

The premises are fully fitted to a very high standard over ground and basement. The Ground floor trades as an open plan bar, with a DJ booth, to accommodate approximately 300 people, with a fully fitted kitchen to the rear. The lower ground floor is fully fitted as a high end 250 capacity nightclub with its own ground floor entrance.

Location

The premises are located in the sought after area of Shoreditch that a popular destination for restaurants, bars and late night premises. The building is on a corner benefitting from a good return frontage and excellent visibility. There are a plethora of other restaurants and bars in the locality.

Tenure

The existing lease is granted for a term of 20 years from 18 February 2022 subject to 5 yearly rent reviews. The lease is granted inside the security of tenure provisions of The Landlord and Tenant Act 1954.

Rent

£250,000pax

Premium

Upon Application

VAT

All prices quoted may be subject to VAT if applicable

Planning / Licence

The premises benefit from E class Planning - There is a licence in place allowing the sale of alcohol until 1am Mon – Weds and 1.45am Thurs – Sat.

Holding Deposit

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



Viewing & Further Information



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