



2-4 Old Street

Shoreditch, EC1V

Shoreditch Bar/Restaurant - Triple Frontage - 2am Licence - Low Premium!

2,913 sq ft
(270.63 sq m)

- Premises Licence till 2am
- Fitted out to high spec
- Trading over Ground and Basement
- Great Frontage on Old Street
- Low Premium!

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Summary

Available Size	2,913 sq ft
Passing Rent	£90,000 per annum
Premium	£45,000
EPC Rating	Upon enquiry

Description

The characterful former warehouse premises benefit from a wide frontage and an extremely high standard fit out. The ground floor restaurant accommodates in the region of 70 covers with a large bar and further 10 external covers in front of the premises. The basement houses a cocktail bar and music venue with a large bar and seating for a further 30 covers. The kitchen and toilets are located in the basement.

Location

The premises occupy an excellent position on Old Street at its junction with Clerkenwell Road and Goswell Road. There are a multitude of cafés, restaurants and bar operators in the immediate vicinity as well as scores of office buildings providing steady foot traffic every day of the week. Farringdon, Barbican and Old Street stations are all close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,305	121.24
Basement	1,608	149.39
Total	2,913	270.63

Tenure

The Premises are available by way of an assignment for our clients full repairing & insuring Lease to expire in 2038, held within the Landlord and Tenant act 1954.

Passing Rent

£90,000 per annum exclusive.

VAT

All prices quoted may be subject to VAT if applicable.

Premium

Offers invited in region of £45,000 for benefit of Lease, License and all Fixtures and Fittings

Licence/Planning

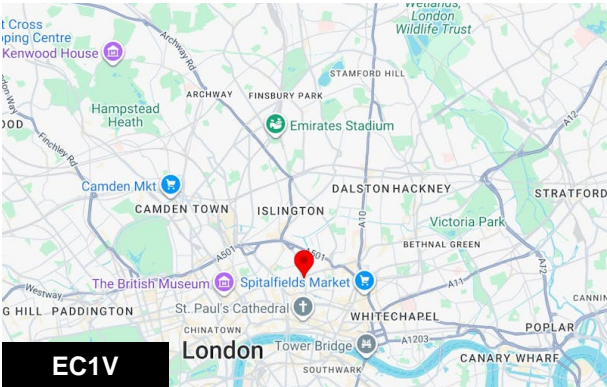
The premises benefit from E class use of selling alcohol Monday - Sunday 9am to 2am.

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; the deposit will buy a period



Viewing & Further Information



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