

# P-THREE®



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**UNIT 6-9, LEADENHALL MARKET  
PUB / BAR / CLUB / RESTAURANT**

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**LEADENHALL MARKET, LONDON, EC3V 1LR**

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**NEW LEASE**

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## DESCRIPTION

An exciting bar / restaurant opportunity located on the upper levels of the iconic Leadenhall Market, offering excellent presence and views across 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 in a location renowned for its architectural character and heritage charm.

With a high-spending professional and loyal catchment and a steady flow of leisure guests and tourists drawn to its unique character the space is perfect for a concept looking to deliver something distinctive and high-quality to a prime London Estate.

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## LOCATION

The unit is situated above Hagen at the centre of the market, offering 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.

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## RENT

Rent on application (The rent payable is the higher of the base rent or a percentage of turnover).

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## BUSINESS RATES

Rateable value: £39,500  
Rates payable: £21,922.50 per annum  
Interested parties are advised to make their own enquiries with the local authority.

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## SERVICE CHARGE

£18,943 per annum.  
Please note the service charge is an estimate and remains subject to annual changes.

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## ENERGY PERFORMANCE CERTIFICATE

On Application.

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## VIEWINGS

For viewings please contact P-Three:

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## AREA

The accommodation comprises the following areas:

Ground	3.16 sq m / 34 sq ft
1st	66.80 sq m / 719 sq ft
2nd	76.37 sq m / 822 sq ft
Total	146.33 sq m / 1,575 sq ft

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