



36C Shad Thames

London, SE1 2YE

**Stunning Southbank
Restaurant With
Phenomenal Views Over
The River Thames From
Large Outdoor Terrace -
Lease To Assign**

- Fully Fitted to an Extremely High Standard
- Large Outside Terrace Overlooking Thames
- Premises License in Place
- Long Term Left on Lease
- Laid out All Over One Floor

36C Shad Thames, London, SE1 2YE

Summary

Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

An established restaurant occupying an impressive premises in the sought-after Shad Thames area of London. The restaurant presents a sophisticated yet welcoming environment, with a stylish contemporary fit-out complemented by the character and charm of the surrounding historic Butler's Wharf buildings. The accommodation provides an attractive dining space designed to create a strong sense of occasion, with a well-appointed bar and professional commercial kitchen facilities supporting the existing restaurant operation. The overall space combines quality, functionality and character, making it equally suited to relaxed dining, group occasions and destination-led hospitality. With its prominent position close to the River Thames and Tower Bridge, the unit represents an exciting opportunity for an incoming operator to take on a recognisable restaurant venue within one of Central London's most established and desirable hospitality destinations.

Location

Occupying a prominent position on Shad Thames, one of London's most desirable riverside destinations, surrounded by a vibrant mix of residential, office, leisure and hospitality uses. The restaurant benefits from an attractive setting within the iconic Butler's Wharf area, with excellent footfall from local residents, office workers and visitors, as well as its proximity to the River Thames and Tower Bridge. The premises offer an established hospitality opportunity in a highly sought-after Central London location, making the lease an exciting proposition for an experienced operator seeking a well-positioned restaurant site with strong local and destination appeal.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	4,000	371.61
Outdoor - Terrace	500	46.45
Total	4,500	418.06

Tenure

An assignment of the existing sub lease granted for a term to expire Jul 2037 subject to five yearly rent reviews, the next one being 01/01/2028. The lease is contracted inside the security of tenure provisions of The Landlord and Tenant Act 1954

Passing rent

£187,400pax plus VAT

Premises license

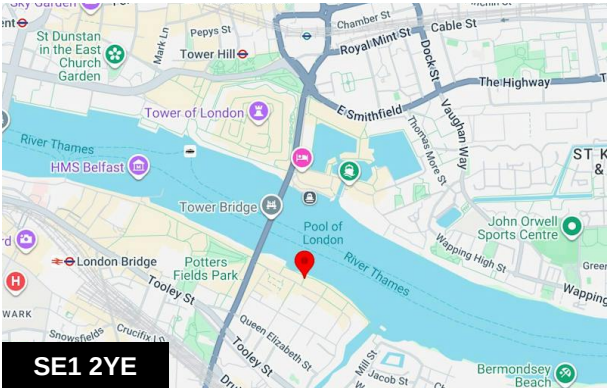
Premises License in place allowing the sale of alcohol until midnight every day of the week.

Premium

Offers in the region of £200,000 for the benefit of the Leasehold Interest, fixtures and fittings and premises license.

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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of exclusivity and will be held in the CDG Leisure client account.

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.