

RESTAURANT (A3) LEASE FOR SALE



135 Whitecross Street, Clerkenwell, EC1Y 8JL

Restaurant (A3 Use) With Market Stall

AREA: 609 sq.ft (57 sq.m) approx. | **RENT:** £24,000 PAX | **PREMIUM:** OIRO £180,000

LOCATION:

Whitecross Street is located in the St Luke's parish of Islington. Whitecross Street attracts thousands of customers each day for its street food that come from both The City and the fringe areas nearby.

The restaurant is a 5 minute walk from Old Street Station as well as being a 5 minute walk from Barbican Station.

DESCRIPTION:

The property comprises a Restaurant (A3) arranged over ground and basement floors and benefits from a covered outdoor seating area to the rear. The lease sale also comes with the license of the market stall directly outside the property. The restaurant has a weekly turnover of approximately £2,500 and the stall has a weekly turnover of approximately £3,500. Both the lease and license are available together as an assignment from the current tenant. There are 4 years remaining on the current restaurant lease that has been granted inside the LTA '54. The market stall has 2 years remaining before the license needs to be renewed.

Regulated by:



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USE CLASS: Restaurant (A3)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	382	35
Basement	145	13
Garden	82	8
TOTAL	609 sq.ft	57 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Located on a busy market street
- A3 Use
- Food stall outside on the market
- Inside the LTA '54
- Premium OIRO £180,000
- Passing rent £24,000 pax
- Rent for the market stall of £4,680 pa
- Fully fitted kitchen

TERMS:

A new lease is available for the existing rent for a term to be confirmed.

RENT: £24,000 PAX

RATES PAYABLE: To be confirmed

VAT: To be confirmed

SERVICE CHARGE: To be confirmed.

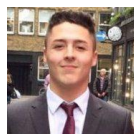
EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

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