

Restaurant Lease For Sale



84-86 ROSEBERY AVENUE, CLERKENWELL, EC1R 4QY

Premium offers invited for a lease assignment

2,745 sq ft (254.98 sq m)

LOCATION

The property occupies a prominent corner position on the junction between Rosebery Avenue and Tysoe Street in the heart of Clerkenwell, a stones throw from Exmouth Market.

Farringdon station, with the newly opened Elizabeth Line is 0.75km to the south, Kings Cross 1km to the north west and Angel 0.65km to the north.

DESCRIPTION

The property comprises the ground and basement floors of a former Bank, benefitting from dual frontage onto Rosebery Avenue and Tysoe Street.

Formerly trading as a Japanese restaurant, the property is arranged internally as a restaurant with bar to the ground floor with c.65 covers and further bar seating; with the restaurant kitchen, WCs, staff changing, storage and managers office to the basement. In addition, there is an outside seating area with c. 20 covers on Tysoe Street.

The accommodation has been fitted out to a good specification, with the restaurant and bar to the ground floor and a fully fitted kitchen to the basement.

We have obtained floor areas from the VOA which detail the below approximate Net Internal floor areas:

	Sq M	Sq Ft
Ground	150.69	1,622
Basement	104.29	1,123
Total	254.98	2,745

TENURE

Held on a lease for a term of 15 years from 2nd September 2019 at a current rent of £70,000 per annum rising to £80,000 per annum for year five and thereafter subject to review every fifth anniversary.

BUSINESS RATES

Rateable value - £59,000

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

EPC Rating D (76)



GUIDE PRICE

Offers are invited for the fully fitted premises.

VIEWINGS

Strictly to be arranged via the sole agents, Hilco Global Real Estate Advisory.

CONTACTS:

For further information or to arrange a viewing please contact:

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August 2022