

# A3 (Restaurant) Unit To Let

100 Clerkenwell Road, London EC1M 5RJ



3,168 sq ft

Arranged over ground and basement within newly developed 212 boutique hotel

**CBRE**

# 100 Clerkenwell Road, London EC1M 5RJ

### Location

The premises will sit within a newly developed 212 bedroom boutique hotel, located in the heart of Clerkenwell. The old Italian quarter benefits from 7 day week trade and there is an extensive choice of bars and restaurants in the immediate area including The Modern Pantry, Zetter Town House, Luca, The Albion, St Johns Bread & Wine, Dan Le Noir and The Jerusalem Tavern.

The hotel is a stylish, design led offering with an ambiance of comfort and luxury.

### Demise

The unit is arranged over the ground floor and basement and comprises the following approximate gross internal floor area:

Ground Floor:	127.06 sqm (1,368 sq ft)
Basement:	167.23 sqm (1,800 sq ft)
<b>TOTAL:</b>	<b>294.29 sqm (3,168 sq ft)</b>

The unit will be offered in shell condition with capped off services to include gas, electricity, water and drainage. Further details will be provided on request.

### Planning

The premises benefit from planning for A3 use with extract to the roof.

### Premises Licence

TBC

### Tenure

The unit is available on a new FRI lease for a term of 15 years, contracted outside the Security of tenure Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended) and in our client's standard format.

### Rent

£165,000 pax / my client will also consider a management agreement or JV (details to be discussed)

### Service Charge

To be confirmed

### Business Rates

Subject to confirmation. Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

### Timing

Redevelopment works have begun on site and our anticipated handover date is Q1 2019.

### Further Information and Viewing Arrangements

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