

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) |
| TOTAL: | 294.29 sqm (3,168 sq ft) |

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

Timing

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

Further Information and Viewing Arrangements

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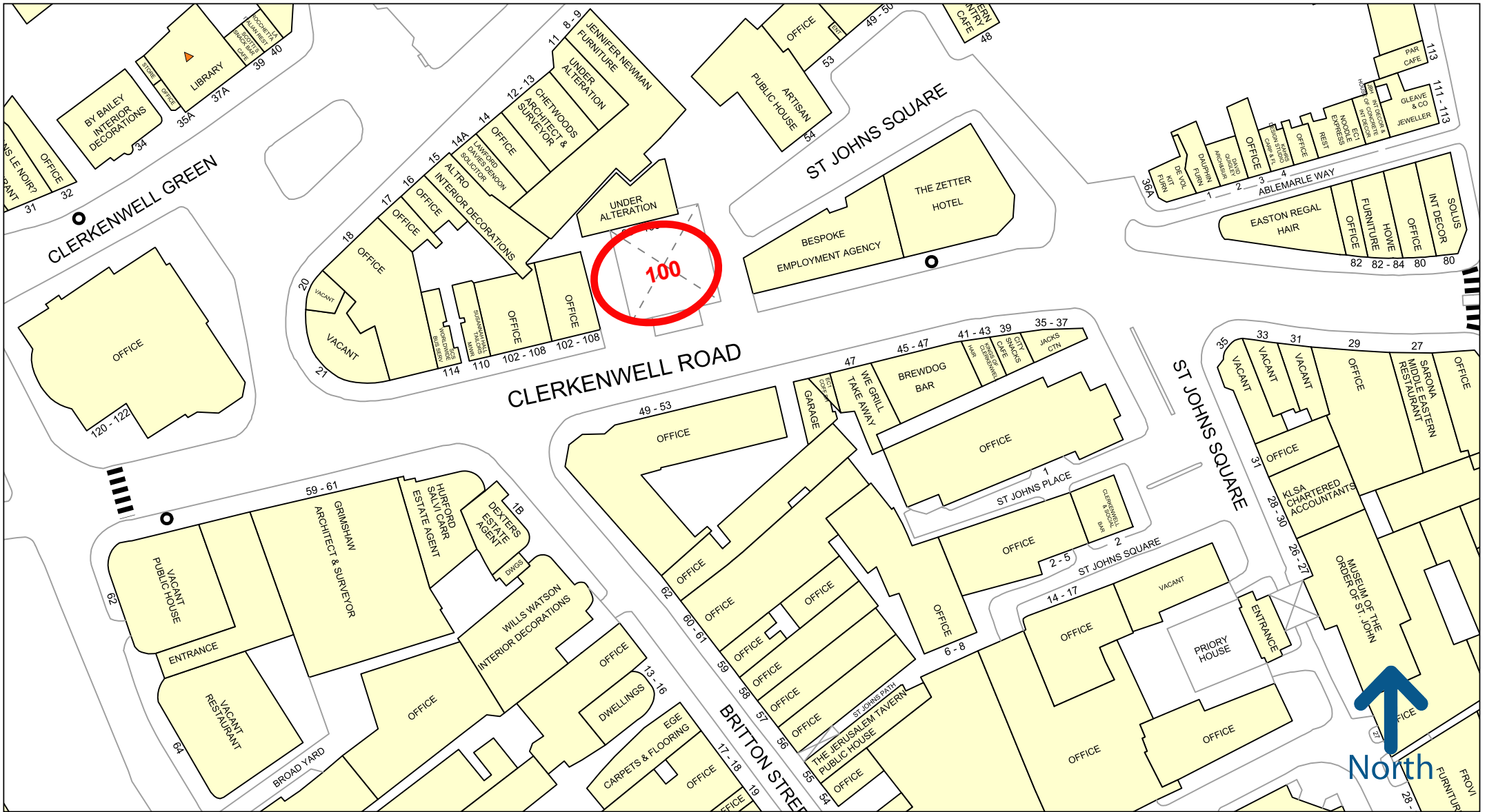


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Not to scale.

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