

38 Threadneedle St.
London
EC2R 8AY



kinneygreen



Prime City
Restaurant

To Let

8,600 sq ft / 800 sq m



www.kinneygreen.com

Location

The building is located on the northern side of Threadneedle Street at its junction with Bishopsgate in the heart of the City of London. The property is superbly located just a 3 minute walk east of Bank Underground Station (Central, Northern, DLR, Waterloo & City) and just a 5 minute walk south of Liverpool Street Station (London Overground & TFL Rail, Central, Circle, Hammersmith & City and Metropolitan).

Significant development is occurring in the immediate area most notably the formerly known Pinnacle or Helter Skelter building comprising a 912 ft tall office development completing 2019 and providing accommodation for 12,000 people.



Accommodation

Floor	Size, sq ft (sq m)
4th Floor (Plant Room)	250 (23.23)
Mezzanine	2,277 (211.61)
Ground	3,802 (353.3)
Lower Ground	2,270 (210.94)
TOTAL	8,598 (779.09)

Description

38 Threadneedle Street provides a rare opportunity to acquire an exceptional flagship restaurant in a beautiful example of a former banking hall in the heart of the City of London. The property is Grade II Listed boasting amenities such as parquet flooring, a galleried mezzanine restaurant area, a DDA lift from ground-mezzanine, kitchen and ancillary areas as well as two dumb waiters. The main bar/dining room enjoys a floor to ceiling height of c.6m, the ceiling itself intricately painted and corniced.

Lease

A new lease is available direct from the Landlord for a term by arrangement outside the security provisions of the 1954 L&T Act Part II as amended.

Premium: Upon Application

Possession

Rent, Rates and Service Charge

Rent P/A	Rates RV	Service Charge P/A
£360,000 excl	£297,500	£8,242.88

EPC

124 / E

Licence

Restaurant Hours: 08:00 – 00:30 / Late Night Refreshment: 23:00 – 00:30 / 7 Days a week



Viewings

Strictly by appointment through sole letting agents Kinney Green:

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