

205 City Road,
Old Street, London EC1V



Restaurant Unit To Let - New Lease Subject to Vacant Possession

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Location

The premises are located on an established restaurant thoroughfare on the north side of City Road, a 4 minute walk to **Old Street Station** (Northern Line).

Adjacent occupiers include **Bodeans** and **Nandos**. To the rear of the property is the new letting to **Barworks** in the former Jamie Oliver's Fifteen restaurant.

The new supply of offices, hotels and residential developments are generating the need for a greater array of food and beverage occupiers. Nearby Moorfields Eye Hospital also helps to provide good footfall throughout lunch and evening periods.

Surrounding occupiers include **Pizza Union**, **Bone Daddies**, **Ceviche**, **Grind** and **Nightjar**

Accommodation (NIA)

The Premises are arranged over ground floor and basement with the following net internal floor areas:

Description	sq ft	sq m
Ground	2,033	188.9
Basement	2,186	203.1
Total	4,219	392

Rent

£140,000 per annum exclusive.

Tenure

A new full repairing and insuring lease for a term to be agreed subject to vacant possession.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

EPC

Available upon request



Business Rates

Rateable Value:	£89,500
UBR 19/20:	£0.504
Rates Payable:	£45,108

Viewing

Strictly by appointment only through sole agents Levy Real Estate:

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