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:

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

Rent

£140,000 per annum exclusive.

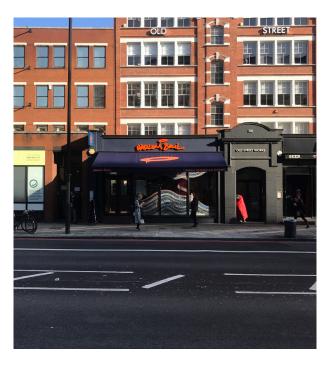
Tenure

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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