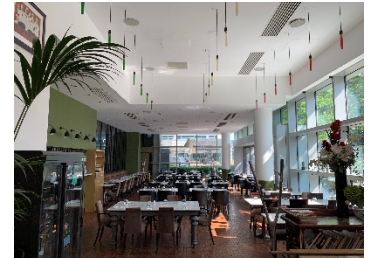


Restaurant – All Enquiries**6,449 sq ft plus large terrace****Pan Peninsula Square, 70 Marsh Wall, London E14 9SL****LOCATION**

The restaurant is superbly located at Pan Peninsula Square where the Commercial heart of Canary Wharf meets the extensive residential developments of Marsh Wall thus ideally positioned to benefit from both lunchtime, evening and weekend dining. There are excellent transport links via the Docklands Light Railway, and Jubilee Line, and will benefit further when the new Elizabeth Line Station opens.

DESCRIPTION

Situated on the dockside the restaurant totals 6,649 sq m (599 sq m) with a ground floor of 5,570 sq ft (517 sq m) and mezzanine of 879 sq ft (82 sq m). The ground floor has exceptional floor to ceiling height and a large terrace providing external dining with views to the east and south across the water. The property has been fitted to a high specification including air conditioning, a fitted

kitchen accompanied by mezzanine storage. There is a DDA compliant lift to the mezzanine level and covered servicing.

TENURE

Assignment of an FRI lease expiring June 2045 (25 years remaining) at a passing rent of £190,000 per annum plus 10% of annual turnover up to £500,000, 11% between £500,000 and £700,000 and 12% between £700,000 and £1m per annum and 15% in excess of £1m per annum, all rents exclusive of outgoings and subject to VAT. The terrace is held on licence.

Alternatively a new lease may be available on an FRI basis for a term and rent to be agreed, subject to 5 yearly, upward only open market rent reviews. It may be possible to acquire a 990 year long lease.

PREMIUM

Offers invited for the lease, fixtures and fittings.

SERVICE CHARGE

There is a service charge payable, details of which can be provided to interested parties.

LICENCE

Sale by retail of alcohol;
Monday to Saturday 6am – 4am
Sunday 6am – 2.00 am

BUSINESS RATES

Acquiring parties must rely on their own enquiries.

SERVICE CHARGE AND INSURANCE

There is a full recovery service charge, details upon request.

EPC

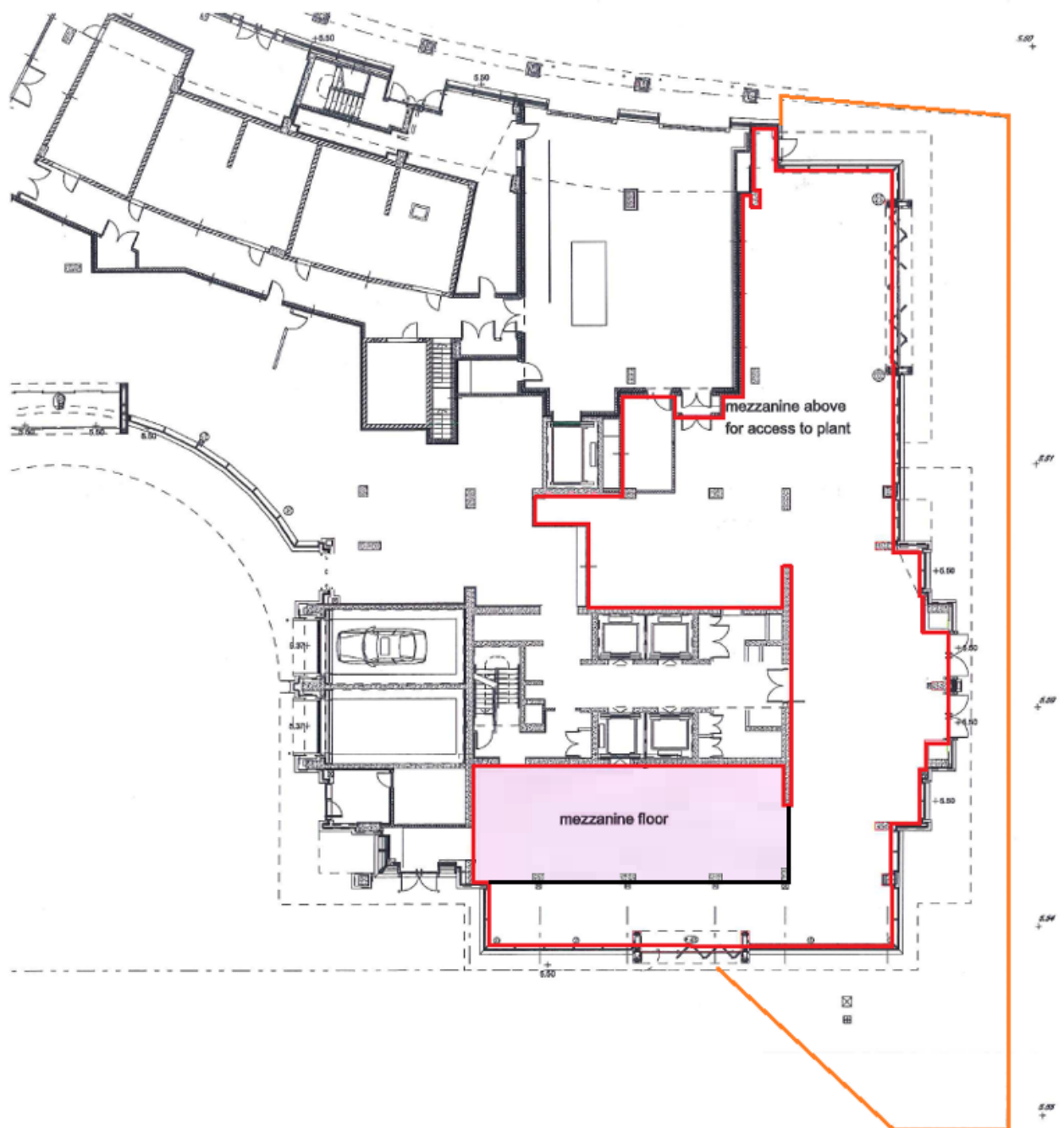
The property has an EPC rating of D.

Viewing

For further information or to arrange a viewing, please contact;

Edward Carter - edward.carter@gn2.uk.com / 020 7183 5031

Tim Powell Harper - tim.powellharper@gn2.uk.com/ 020 7183 5916



Demise – highlighted in Red

Terrace – highlighted in Orange