



COOKING SCHOOL/ RESTAURANT TO LET

2,784 SQ FT

Location

The property is situated in a core City of London location, halfway along the eastern side of Foster Lane. Foster Lane provides a link between Gresham Street to its north, a prime office pitch, and Cheapside to its south, the principal retail street in the City. St Pauls Cathedral and Land Securities' One New Change are located opposite Foster Lane's junction with Cheapside. A variety of both financial and professional occupiers are to be found in this location.

The property benefits from excellent communications with both underground and mainline rail services within a short walking distance:

St Pauls Central Line 100m

Bank/Monument Central, Circle & District, Northern, Waterloo & City and the DLR 300m

Mansion House Circle & District 450m

City Thameslink services to Brighton and Bedford 500m

Description

The property is situated over ground floor and basement and is currently arranged as an open plan cooking school to the ground floor with an office, customer WC's and ancillary accommodation to the basement. We understand that the property has a Sui Generis Use Class. The lease allows for A1 and A3 Uses however, these uses would be subject to planning approval.

Floor areas

Ground Floor:	1,739 sq ft
Basement:	1,045 sq ft
TOTAL:	2,784 sq ft (NIA)



Costs

Rent: £89,690.92 p.a.

S/ C: £33,863.76 p.a. (17/18)

Rates: £41,181.00 p.a. (18/19)

EPC: C-60

Premium Offers Invited

Terms

Available to Let by way of assignment or underlease of an existing lease expiring 24/12/2031. Rent is reviewed on an annual basis linked to RPI.



Viewings strictly by appointment through sole agents:

Tom Warren

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