

205 City Road, Old Street, London EC1V

Restaurant Unit To Let



RETAIL

London | Consultancy | Transactions | Independent | Experienced

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	2,200	204.4
Basement	2,242	208.3
Total	4,442	412.7

Rent

£140,000 per annum exclusive.

Tenure

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

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:

Tors Hayward

T 020 7747 0154
E tors.hayward@levyrealstate.co.uk

Rob Watts

T 020 7747 0152
E rob.watts@levyrealstate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. October 2019

Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk

