# 205 City Road, Old Street, London EC1V



## **Restaurant Unit To Let**

RETAIL

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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	4,442	412.7
Basement	2,242	208.3
Ground	2,200	204.4
Description	sq ft	sq m

#### Rent

£140,000 per annum exclusive.

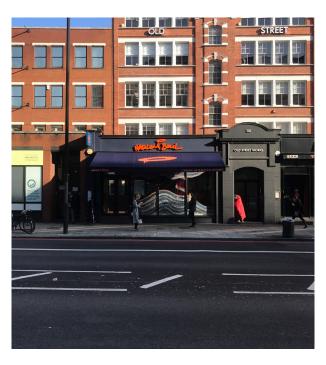
#### **Tenure**

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

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**

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