

196 OLD STREET, EC1V 9FR

ST LUKE'S OLD SCHOOL BUILDING
* *
CITY CLOISTERS

PARTIALLY FITTED RESTAURANT OPPORTUNITY

A STATEMENT VENUE WITH BOLD HERITAGE DETAILS

St Luke's Old School Buildings offers a newly-built conservatory courtyard restaurant in a former Victorian school.

Accessed through a porte cochere, this is a statement venue in one of London's most desirable neighbourhoods.

This space is part of a grander vision, to deliver an office-led development centred around a leafy secluded courtyard, fountain and one of the tallest green walls in London. Blending an uncompromising specification with rich heritage and a contemporary aesthetic, St Luke's Old School Buildings delivers an oasis of calm for its occupants.



- 1 Conservatory courtyard
- 2 Entrance of Old Street
- 3 Conservatory space with terrace
- 4 Main entrance CGI

Indicative porte cochere improvements. Our clients are looking at a range of improvements to the courtyard entrance.

BUILDING

Building features

- ✿ Courtyard
- ✿ Ornate architecture
- ✿ Newly laid stone floors
- ✿ Classical Victorian façade
- ✿ Walled garden and fountain
- ✿ One of London's tallest living walls
- ✿ Outside seating areas both at courtyard and terrace levels
- ✿ Glazed conservatory with retractable blinds
- ✿ Newly-installed equipment and fittings include air conditioning, customer and staff WCs, all new lighting throughout, ornate ceiling fans, kitchen air extraction plant and canopy hood, and commercial fridge



STEEPED IN HISTORY AND ARCHITECTURAL DISTINCTION

St. Luke's Old School is an elegant Victorian construction with a red-brick facade and Gothic-inspired arched entrances.

Four plaques across the building proudly announce pivotal dates in the former school's transformative journey – from initial construction in 1870 to subsequent updates that have preserved its vitality and relevance.



- 1 View onto courtyard
- 2 Restaurant space with terrace
- 3 Historic plaque
- 4 View of courtyard

A DINING OPPORTUNITY TO MAKE A REAL IMPACT

St Luke's Old School Building is a restaurant space with enormous flexibility and opportunity. A respite from the city in the heart of London's most fashionable destination, this development features a conservatory and option for alfresco dining, throwing open its potential.

The space has the potential to be transformed into any number of venues. As a local café or patisserie, the front section – overlooking Old Street – could prove the perfect spot for Shoreditch's commuters to grab a flat white or cinnamon bun. Alternatively, this streetside space can be converted into a tranquil wine bar, offering tapas and extensive vintages as an entrée to a statement restaurant beyond. With secluded conservatory seating and leafy courtyard views, this is a space with endless possibilities.



A SPACE WITH
FLEXIBILITY & OPPORTUNITY



THE CITY'S MOST FORWARD- THINKING NEIGHBOURHOOD

Boasting some of the world's leading tech companies and surrounded by fashionable venues and distractions, Old Street is a locale like no other.

Whitecross Street plays host to one of London's oldest food markets, while nearby Spitalfields Market and Shoreditch offer a forward-thinking dining culture, open to fresh new approaches to modern cuisine.

The area's architecture offers an eye-catchingly stark contrast – from the classically Victorian St Luke's Old School Building to modern iconic, White Collar Factory – offering visual interest round every corner.

Local restaurants

1.

Itsu
2.

Pret A Manger
3.

Bone Daddies
4.

Nightjar
5.

Grind
6.

Wagamama
7.

Serata
8.

Franze & Evans
9.

Simmons
10.

Bounce
11.

The Star
12.

Tayer+Elemental
13.

Officina
14.

The Masque Haunt
15.

Sports Bar & Grill
16.

Lillenblum
17.

Gibney's
18.

Angel
19.

Ozone Coffee
20.

NQ64
21.

Golden Bee
22.

Wahaca
23.

Lantana
24.

Q Shoreditch

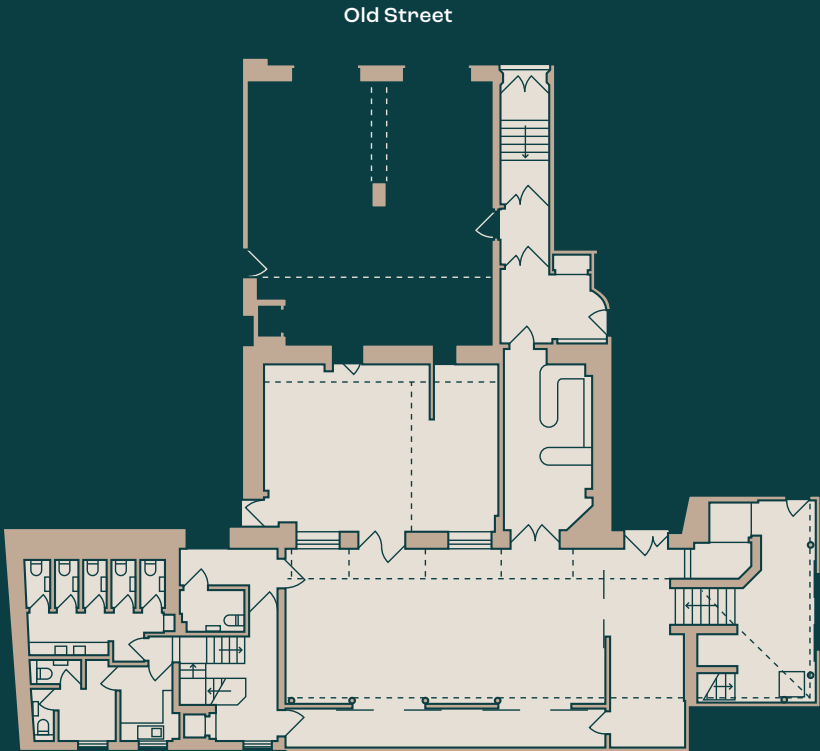
SURROUNDED BY
FASHIONABLE VENUES



RESTAURANT/ CAFE SPACE FROM 2,156 SQ FT – 4,748 SQ FT

Option A – 1,363 sq ft

Ground floor conservatory, kitchen and W/Cs



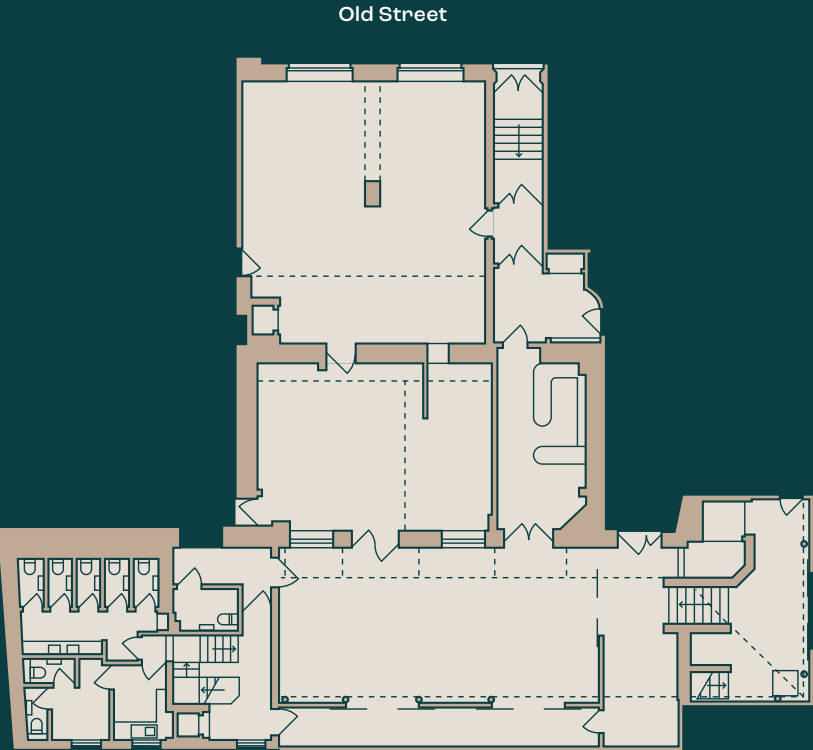
Key:
■ Available
■ Wall

The emphasis is on finding the right operator to complement this truly remarkable development.

The space itself can be occupied in a variety of configurations. From a restaurant and bar fronting Old Street, over ground and basement levels, to a glass conservatory café with courtyard seating, overlooking a lush, secluded walled garden. The choice is yours.

Option B – 2,156 sq ft

Option A + ground floor front bar/dining area



Option C – 4,748 sq ft

Options A + B + basement dining and storage



FOR MORE INFORMATION



Terms

Available on a new lease of 10+ years held outside of the security of tenure provisions of the Landlord and Tenant Act 1954, subject to 5 yearly upward only rent reviews.

We will consider a rent based on the higher of 10% of turnover, or an agreed base rent. Further details upon application.

Service charge:

To be confirmed.

Business rates:

To be assessed.

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