



RESTAURANT/RETAIL UNIT 2C, LONDON CITY SHOPPING CENTRE

WHITECROSS STREET, LONDON EC1Y 8NX

3-5 YEAR SHORT TERM OPPORTUNITY – FITTED KITCHEN



UNIT 2C, LONDON CITY SHOPPING CENTRE - CLASS E

THE AREA

Whitecross Street is the centre for all things foodie in the Old Street area. With pubs, restaurants, coffee shops and a long standing, thriving street food market open 5 days a week.

The street is also famous for its rolling program of street art, from the likes of Banksy, DS Solid and Paul 'Don' Smith.

The unit is adjacent to Waitrose and Prets within The London City Shopping Centre that front White Cross Street

THE OPPORTUNITY

We are offering the opportunity of a 5 year term, after which, our clients would like the option to break the lease.

The restaurant is currently trading, and whilst some refurbishment is likely, there is the opportunity of taking on the existing fittings in order to get trading quickly. (More information upon application)

Alternatively, the tenant may wish to revert to a retail use and remove all existing fittings.

THE SPACE

The unit is over ground and first floors. With dining, kitchen, customer w/cs and storage areas, as well as an area for outside seating. There is also a secondary frontage onto Whitecross Street.



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FINER DETAILS

Ground:	1,039 sq.ft	96.52 sqm
First:	245 sq.ft	22.76 sqm
TOTAL:	1,284 sq.ft	119.28 sqm
Quoting Rent:	£35,000 pax	

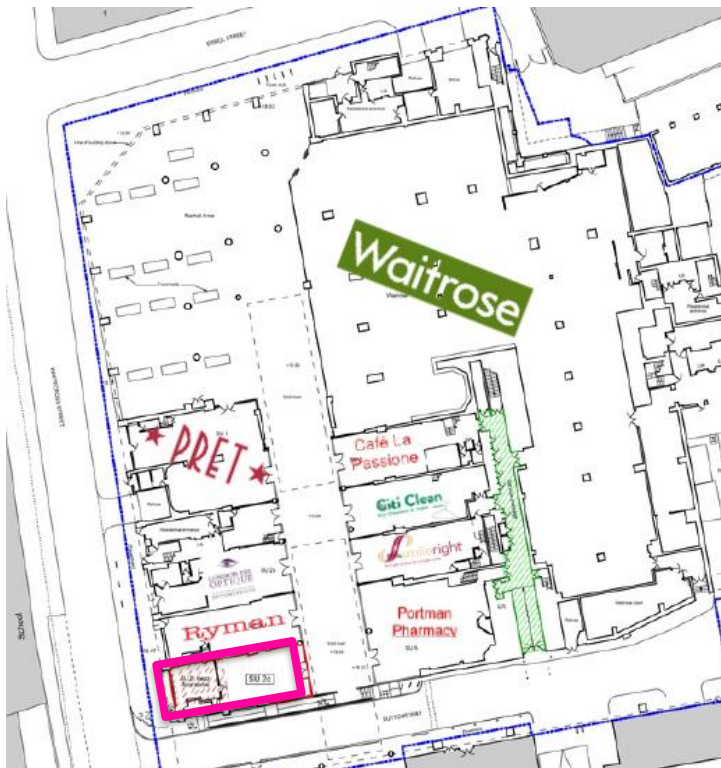
Rent is exclusive of business rates, insurance, service charge, VAT (if applicable).

Term: Premises available on a new lease with a landlord's option to break at the expiry of 5 years. To be granted outside of the Landlord and Tenant Act (as amended).

Service charge: £6,798.97 per annum (current year)

Rateable Value: £30,000 (April 2023)

Rates Payable: **£15,360 (interested parties are advised to confirm this with the rating authority).** (April 2023)



FOR VIEWINGS AND FURTHER INFORMATION, PLEASE CONTACT:



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Important Notice: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All prices/rents are quoted exclusive of any VAT which may be payable.

JULY 2023

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