



Tower Bridge Restaurant to Let *Cardamom Building*

Cardamom Building, 31 Shad Thames, Butlers Wharf, London SE1 2YR

- OCCUPIES HISTORIC WHARF BUILDING
- ATTRACTIVE CHARACTER PROPERTY
- NEW LEASE WITH INCENTIVES AVAILABLE
- 130 COVERS ON GROUND FLOOR
- TOTAL 4,700 SQ FT ARRANGED ON GROUND AND BASEMENT
- MIDNIGHT FLEXIBLE PREMISES LICENCE

NEW LEASE - OFFERS INVITED

NIL PREMIUM & INCENTIVES AVAILABLE

SUBJECT TO CONTRACT sole selling rights

LONL367

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Location

The restaurant is located within Shad Thames, south of the River Thames close to Tower Bridge. The nearest station is London Bridge circa 1 mile away.

There are many restaurants nearby including the Ivy, Chop House, Browns, Pizza Express, ASK and All Bar One.

Description

Occupies part of the ground and basement of the Cardamom building, an attractive converted Victorian warehouse on a cobbled street. Residential above.

Accommodation

The tenant has vacated and the fixtures and fittings have been removed.

Ground: Dining area for 130 covers, office, reception, bar, trade kitchen (pizza oven), trade area, locker room, staff room, customer toilets, prep area, wash up.

Basement: Storage. Remote external access, close to restaurant entrance.

Tenure

Our client Azzurri is responsible for the leasehold interest in the premises following the collapse of Valentina. They are in the process of securing occupation of the premises and wish to find a new tenant.

Accordingly, Azzurri can either assign their existing lease (subject to covenant of the purchaser) or grant a new sublease.

The head Lease is for a term of 25 years from 23rd April 2004. The passing rent is £176,250 per annum, subject to review March 2018.

User – high quality restaurant within Class A3 with ancillary accommodation.

Floor Areas

Ground	3,500 sq ft
Basement	1,200 sq ft (only suitable for ancillary storage)
TOTAL	4,700 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The property is licensed to sell alcohol between the hours of:

Mon-Sat: 10am-Midnight
Sun: Midday-11:30pm

Alcohol to be sold / supplied to persons taking table meals / ancillary to the meal.

Planning

Grade II Listed building and situated in the Tower Bridge Conservation Area.

Rating Assessment

The property is listed as “restaurant and premises” with a rateable value of £130,000, with effect from April 2017.

Viewing

The property is closed for business and therefore viewings are by appointment only.

For further information and to arrange a viewing please contact **Matthew Englander** or **Richard Negus**
Tel: 020 7836 7826 or Email: Matthew.Englander@agg.uk.com / Richard.Negus@agg.uk.com

EPC

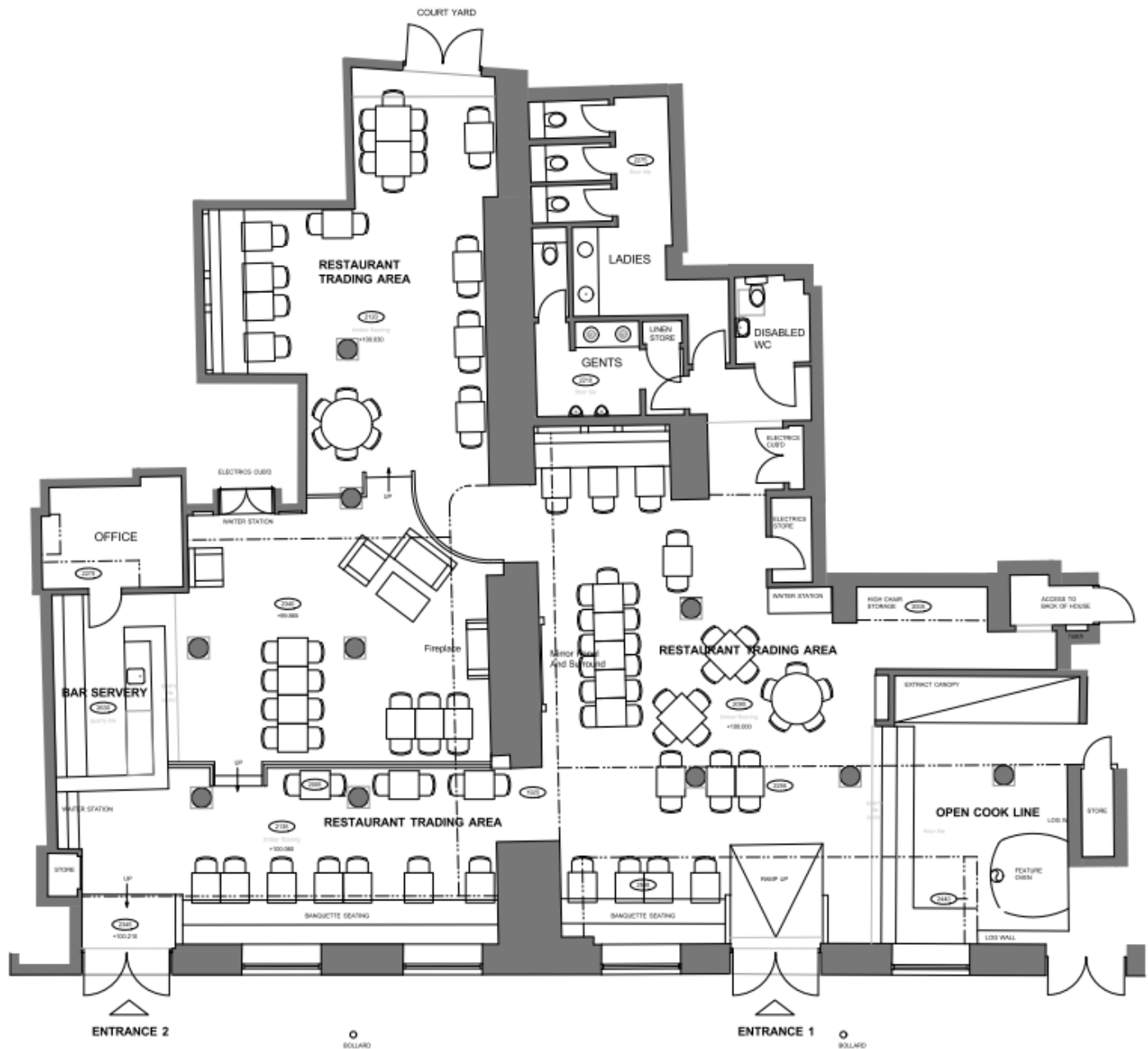
An EPC report is available upon request.



Source: Google Maps

HISTORIC GROUND FLOOR PLAN

Not to scale. Provided for indicative purposes only. Most fixtures and fittings have been removed.



GROUND FLOOR - PLAN AS EXISTING
Scale 1:100@A3