

134 COVER RESTAURANT - ST KATHARINE DOCKS LEASEHOLD FOR SALE



CAFÉ ROUGE, TOWER BRIDGE HOUSE, 4 ST KATHARINE'S WAY, LONDON E1W 1BA

- 134 cover waterside restaurant overlooking Marina
- Prime location next to Tower Bridge / Tower of London – high footfall
- 40 outside dining covers to front
- Lease expires 2032 rent £130,500 per annum
- Fully fitted to high standard – open and trading

GUIDE PRICE – OFFERS IN EXCESS OF £100,000 - (plus VAT if applicable) for the leasehold interest and trade contents
SUBJECT TO CONTRACT sole selling agents

LONL616

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Location

St Katharine Docks, built in 12th century is a former dock next to the Tower of London and Tower Bridge, and is now a marina surrounded by a combination of commercial, retail and leisure uses.

The restaurant occupies a prime position facing the marina. Other operators nearby include; Cote, Ping Pong, Slug & Lettuce, Honest Burger and Zizzi.

[Link to Street View](#)

Description

Ground floor waterside restaurant with 134 internal covers and 40 covers external. Offices above on multiple levels.

Accommodation

Large open trade area behind glazed shop front, provides 134 internal covers (see plan attached) with bar servery, disabled and customer toilets, trade kitchen, wash-up area, beer cellar, food prep and storage areas and staff changing WC.

The restaurant is fitted out as a French brasserie trading as Café Rouge.

[St Katherines Docks | Café Rouge | Café Rouge \(caferouge.com\)](#)

Floor Areas (not measured and deduced from the VOA, therefore for guidance only)

Ground	4,000 sq ft
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NB: The floor areas set out 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.

Tenure

Held leasehold for a term of 25 years from 25th December 2007 and therefore expiring 24th December 2032. The passing rent is £130,500 per annum subject to review December 2026.

Permitted use is restaurant with or without ancillary bar or any use within Class A3 of the 1987 Use Classes Order. Not to use as a fast-food outlet unless the operation is consistent with overall nature and quality of the building as a high-class office development.

Assignment of whole is permitted and underletting of the whole permitted but the underlease to be outside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

Service charge payable.

EPC

Available on request.

Licensing

Licensed to sell alcohol ("open" licence and not restaurant only) between the hours 8:00am – 12:00am Monday to Saturday and 08:00hrs – 11.30pm Sundays.

Rating Assessment

The property is listed as a restaurant and premises and has a rateable value of £123,000 with effect from April 2023.

Exclusions

Anything branded or unique to the Café Rouge brand, tills and computers, stock, smallwares and personal effects of staff. The Vendor is open to offers on the furniture and equipment.

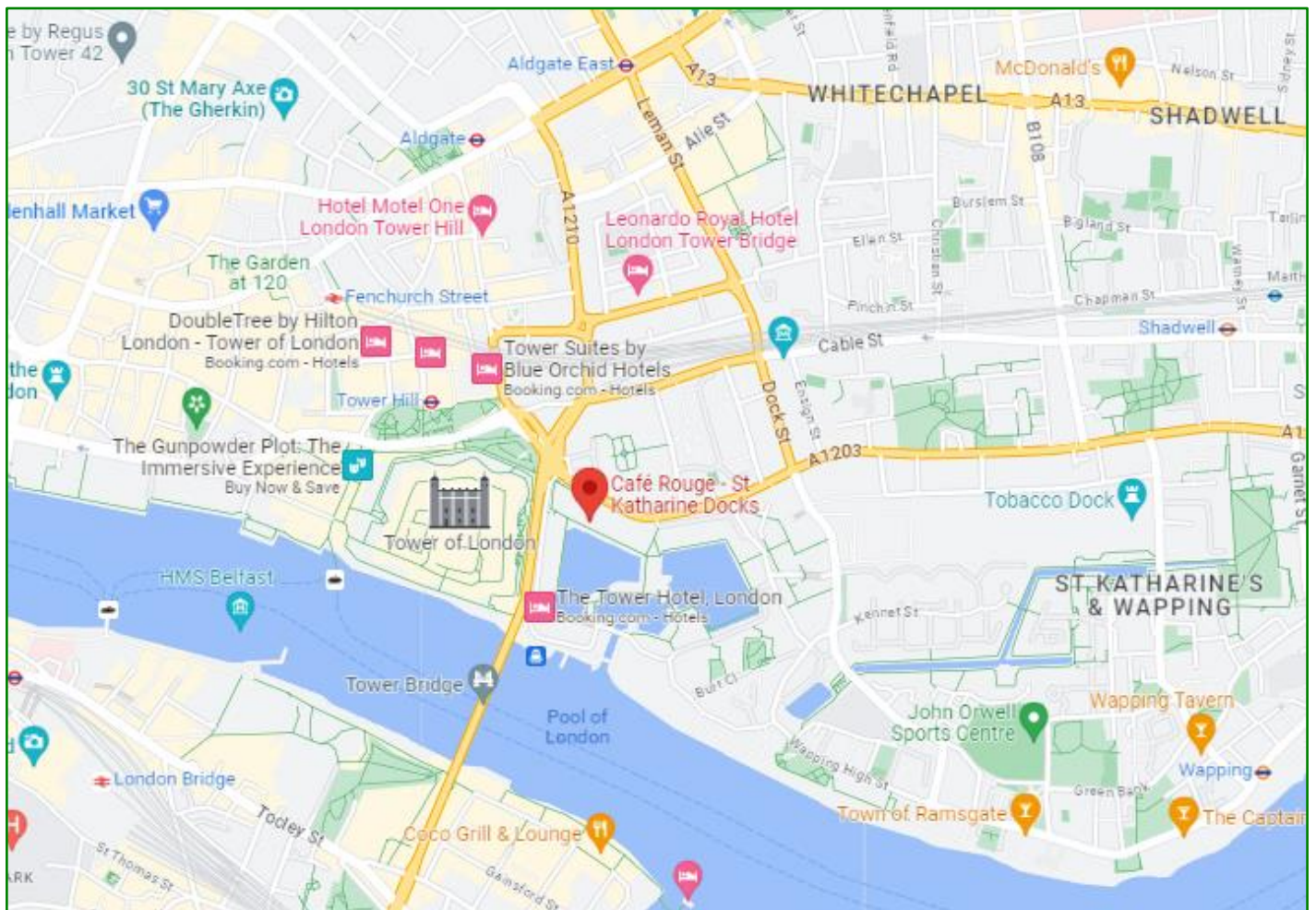
Inspections

Staff in the restaurant are not aware of the property being marketed for sale and should not be approached under any circumstances. The premises are open and trading and we would encourage a discreet customer inspection. Formal inspections can be organised once broad terms of sale have been agreed.

For further information please contact Richard Negus on tel. 07850 642 808 or Email: richard.negus@agg.uk.com

Location Map

[Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes only.

