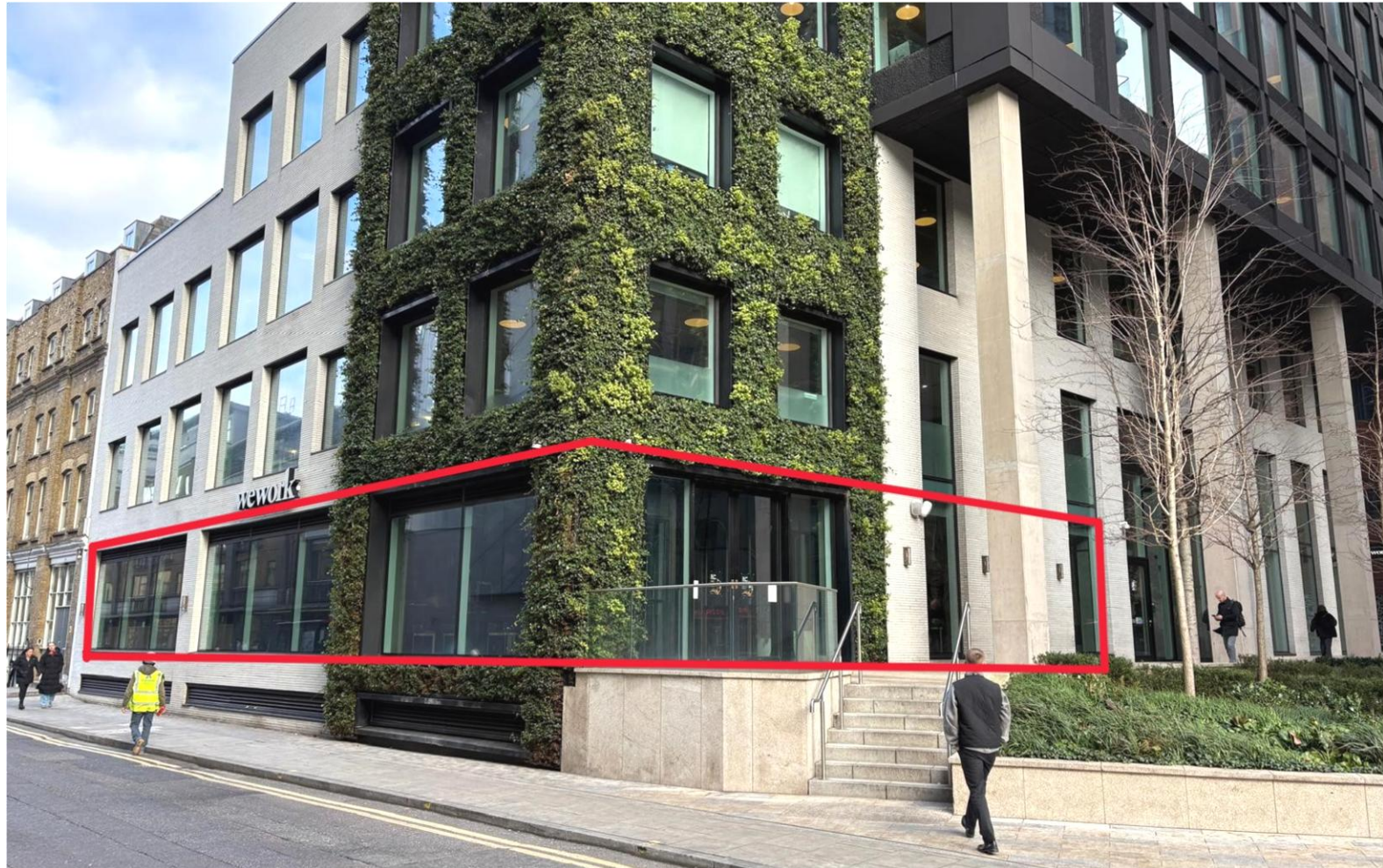


## OLD STREET, EC1 - 5,000 SQ FT FULLY FITTED BAR RESTAURANT FOR SALE



### 145 CITY ROAD. LONDON EC1V 1LP

- Old Street modern bar restaurant under WeWork.
- 150 covers – circa 5,000 sq ft on ground floor trading
- Fully fitted out to extremely high standard – high ceiling
- Midnight premises licence – business closed
- Leasehold for a term expiring 2044 passing rent £205k pa

LEASE ASSIGNMENT OR OPPORTUNITY FOR NEW LEASE  
NIL PREMIUM SUBJECT TO PURCHASER COVENANT  
Subject to Contract

LONL643

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

**LOCATION**

Old Street is less than half a mile north of the City and is a mile long street that runs west to east from Goswell Road in the London Borough of Islington, to the crossroads where it meets Shoreditch High Street (south), Kingsland Road (north) and Hackney Road (east), in Shoreditch in the London Borough of Hackney.

In the surrounding areas are many offices, hotels, bars and restaurants. Moorfield Eye hospital is also close by,

The property is prominently situated opposite the Montcalm East hotel on Provost Street, close to the junction with City Road (A501) under 11 floors of WeWork workspace. Other operators nearby include Pizza Union, Wagamama, Noci, Honest Burger, Bone Daddies, Grind and many independent F&B operators.

[Link to Street View](#)

**DESCRIPTION**

Modern ground floor 150 cover bar restaurant prominently situated above pavement level, under WeWork workspace, with external seating to the front.

**ACCOMMODATION** (see plan attached)

Entrance to front corner leads to large open trade area providing 150 bar and restaurant covers, with bar servery to side. Wheelchair friendly and customer toilets behind bar servery to front of the property. Alongside the bar is a substantial trade kitchen with full mechanical extraction. Behind the kitchen are: staff area / WC, refuse storage, glass wash area, office, cellar / bar store, ice machines and plant room. Fully fitted to an extremely high standard.

**FLOOR AREAS (GIA deduced from the VOA and not measured)**

Ground floor	4,780 sq ft
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NB: The floor area set out is 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 22nd February 2019 at a rent of £205,000 per annum subject to review every 5 years, with the next rent review in 2029. Lease is outside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II). Tenant break date 22nd February 2034. Permitted use – bar and restaurant or such other uses within Class A3 and or Class A4. Service charge payable.

Our client would consider an assignment of their lease or grant a new sublease. Incentives may be available subject to purchaser tenant covenant. A suitable rent deposit and guarantor will be required.

**LICENSING**

It has been ascertained by informal enquiry of the London Borough of Hackney that the property is licensed to sell alcohol between the hours 08:00am and midnight (bar licence) every day.

**RATEABLE VALUE**

The property is listed as a restaurant and premises and has a rateable value of £131,000 wef 1st April 2023.

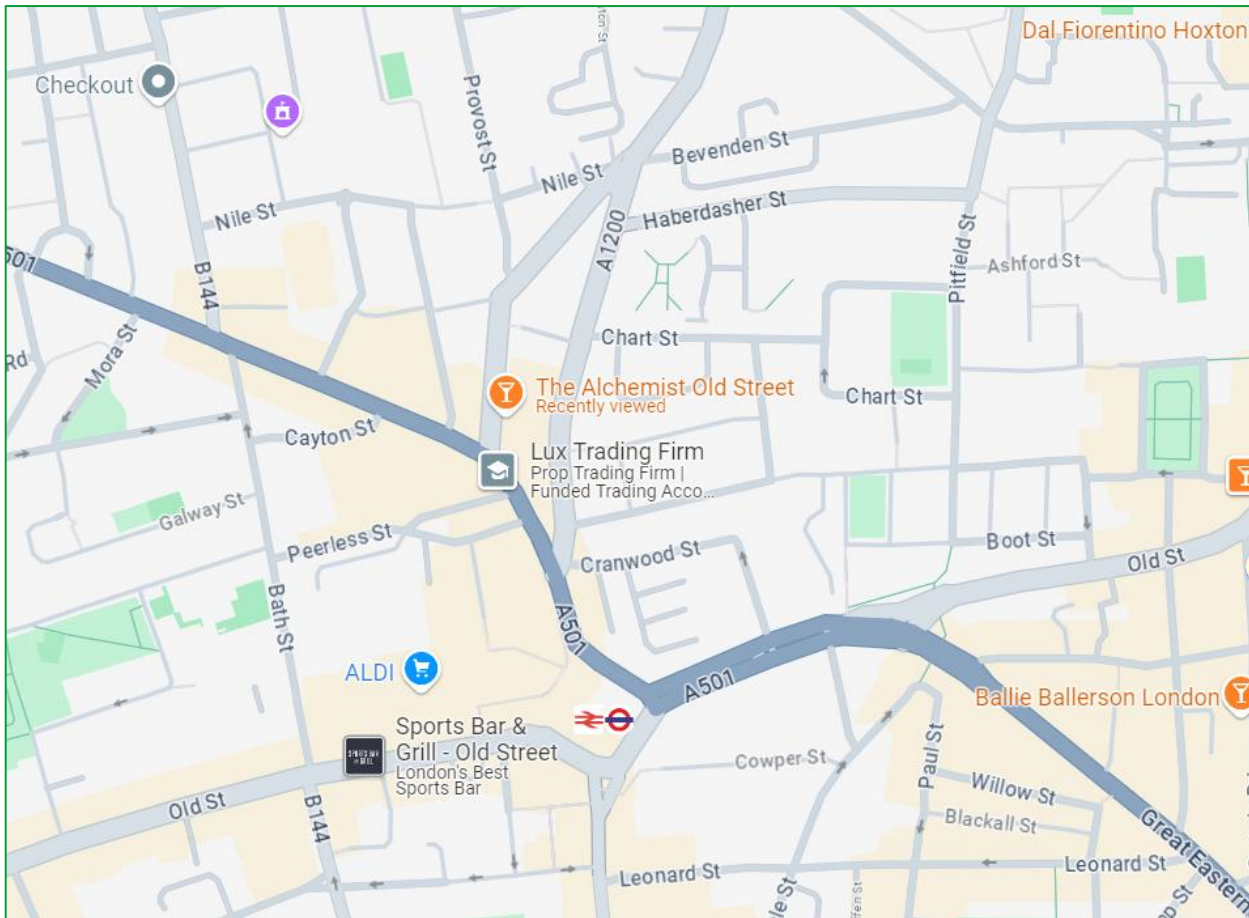
**EPC** - [Link to EPC](#)

**VIEWINGS**

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)



## LOCATION MAP - [Link to Location Map](#)



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

## FLOOR PLANS





## INTERNAL PHOTOS

