

FITTED BURGER RESTAURANT ONE NEW CHANGE, EC2



17 UPPER CHEAPSIDE PASSAGE, ONE NEW CHANGE, LONDON EC2V 6AG

- 70 cover burger restaurant in City's largest shopping centre
- Ivy Asia, F1 Arcade, Fairgame (coming soon), Bread Street Kitchen, Nando's & Zizzi nearby
- Fully fitted to high standard
- New lease or assignment of existing lease
- Leasehold – Rent £116,000 per annum

ASSIGNMENT OF LEASE, FURNITURE & EQUIPMENT – NIL PREMIUM

(subject to proposed tenant covenant)

Subject to Contract

LONL623

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LOCATION

One New Change is opposite St Paul's Cathedral and is the only shopping centre in the City of London. The restaurant is located on the first floor (restaurant level) alongside; Ivy Asia, F1 Arcade, Bread St Kitchen (Gordon Ramsay), Nando's and Zizzi. Madison bar restaurant is at rooftop level. Fairgame also coming soon to the centre.

DESCRIPTION

First floor restaurant in One New Change, a major office and retail development in the City of London comprising some 560,000 sq ft and including circa 60 shops and restaurants.

ACCOMMODATION

70 cover restaurant on first floor of commercial centre in covered mall. Fully fitted as a high-quality burger restaurant together with all services and extraction. Restaurant is closed.

FLOOR AREAS (not measured and deduced from the VOA website)

2,100 sq ft on one level

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

Our client holds a lease which expires 11th November 2030 and the passing rent is £116,000 per annum.

User to be a high-quality restaurant. Lease is outside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

The existing lease is either to be assigned or our client will support the grant of a new lease direct from the landlord.

A service charge is payable.

RATING

The property is listed as a restaurant and premises and has a rateable value of £119,000 wef April 2023.

Premises Licence

From informal enquiry of the City of London, it has been ascertained that the premises licence allows for the sale of alcohol between the hours of 11:00 and 00:00 Monday to Sunday.

VIEWINGS

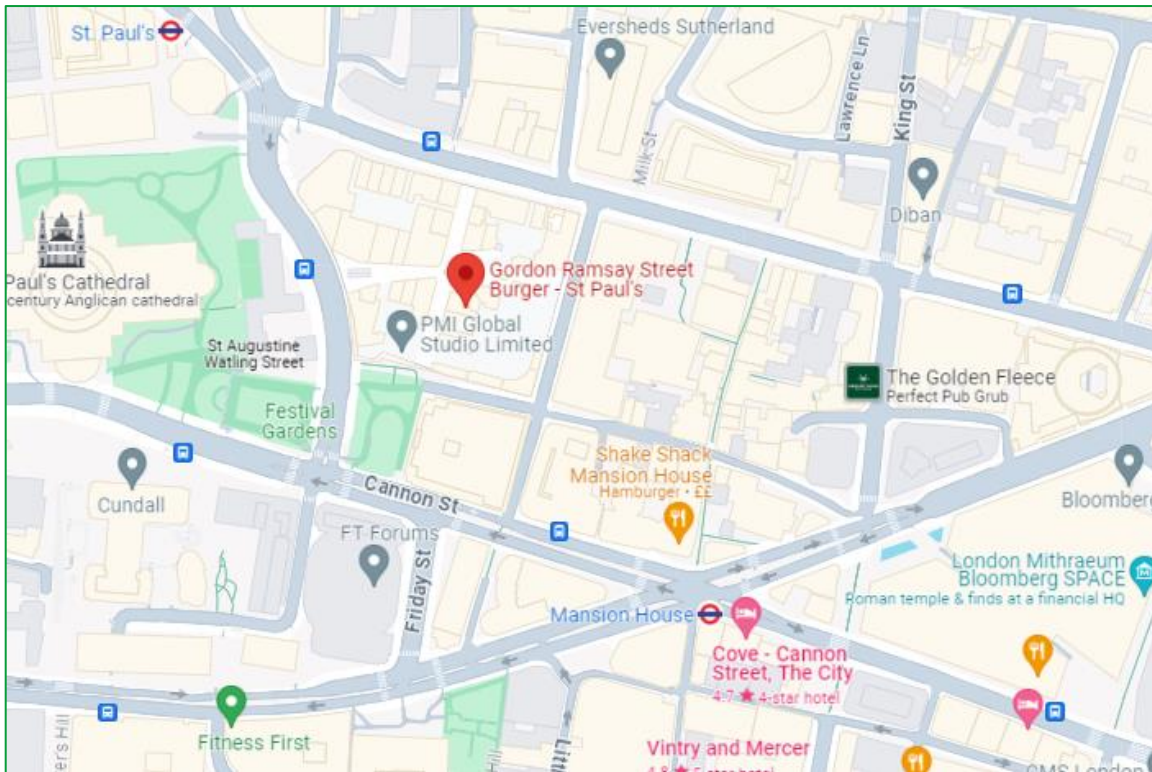
Restaurant is closed, external viewing is recommended in the first instance and a formal inspection can be organised if terms of sale can be agreed in principle.

For further information, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

EPC

Available on request.

LOCATION MAP - [Link to Location Map - Street Burger, EC2](#)



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

INTERNAL PHOTOS





The floor plan illustrates the internal structure of the 100 Watling Street building. It features a central corridor system connecting various rooms and areas. A large, irregularly shaped area in the center-right is highlighted in pink. The plan includes numerous labels for rooms, corridors, and structural elements, as well as a grid system for reference. The building is situated between Watling Street and Bread Street, with New Change to the left.