

SOUTHWARK 11,000 sq ft RESTAURANT & BAR**BREAD STREET KITCHEN (ground) & STREET PIZZA (basement)
47 - 51 GREAT SUFFOLK STREET, LONDON SE1 0BS**

- 11,000 sq ft Southwark restaurants & bar – ground floor 3,000 sq ft
- Character property with 4m ceiling heights in basement & ground floor
- 2:00am premises licence Friday & Saturday
- Two co-terminus leases expiring 2035 – rent £337,500 per annum – May consider splitting
- Fully fitted and temporarily closed

**OFFERS INVITED FOR BOTH OR INDIVIDUAL LEASEHOLD INTERESTS AND TRADE CONTENTS
SUBJECT TO CONTRACT**

LONL681

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Location

Union Street is a major Street in the London Borough of Southwark running between Blackfriars Road to the west and Borough High Street to the East. Southwark Bridge Road crosses the middle. Southwark Underground Station (Jubilee Line) is located a short walk to the west. High density area with mixture of commercial and residential uses. Many bars and restaurants located nearby.

[Link to Street View](#)

Description

Substantial bar restaurant forming the ground floor and basement of a multi-storey building with offices above. Bread Street Kitchen trades on the ground floor and Street Pizza trades from the larger basement floor. Both businesses are operated by Gordon Ramsay Restaurants. The entrance to the basement is via the main entrance to the ground floor restaurant. Separation of the restaurants may be considered.

Offices (not within the demise) are above. Both basement and ground floor benefit from 4m ceiling heights. Extraction to rear of building to roof top level. Emergency escape available to rear yard. No external seating.

Accommodation (see plans)

Ground floor: Bread Street Kitchen – fully functioning restaurant with 100+ covers.

Basement: Street Pizza (basement plan does not show restaurant layout) – fully functioning restaurant with additional meeting rooms, private dining and space for 150+ covers.

Floor Areas (not measured and deduced from the VOA website – see below)

Ground Floor	3,000 sq ft
Basement	8,000 sq ft
Total	11,000 sq ft

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

Lease dated 22 September 2010. Tenant Union Street Café Ltd.

Held on two co-terminus leases for a term expiring 28th September 2035. Lease of ground floor and part basement, and separate lease of basement.

Total rent £337,500 per annum subject to review September 2025 and 2030.

Permitted user – restaurant within Class A3 of the TCP (Use Classes) Order 1987.

Lease is outside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

Premises Licence

Licensed to sell alcohol between the hours of 11:00 hrs to 02:00 hrs Friday and Saturday, and from 11:00 hrs to 00:00 hrs Monday to Thursday and to 23:30 hrs Sunday.

Basement area, alcohol to be ancillary to a meal, other than where there is a private function booked.

Rating Assessment

Restaurant & premises - £225,000 wef from April 2023.

EPC

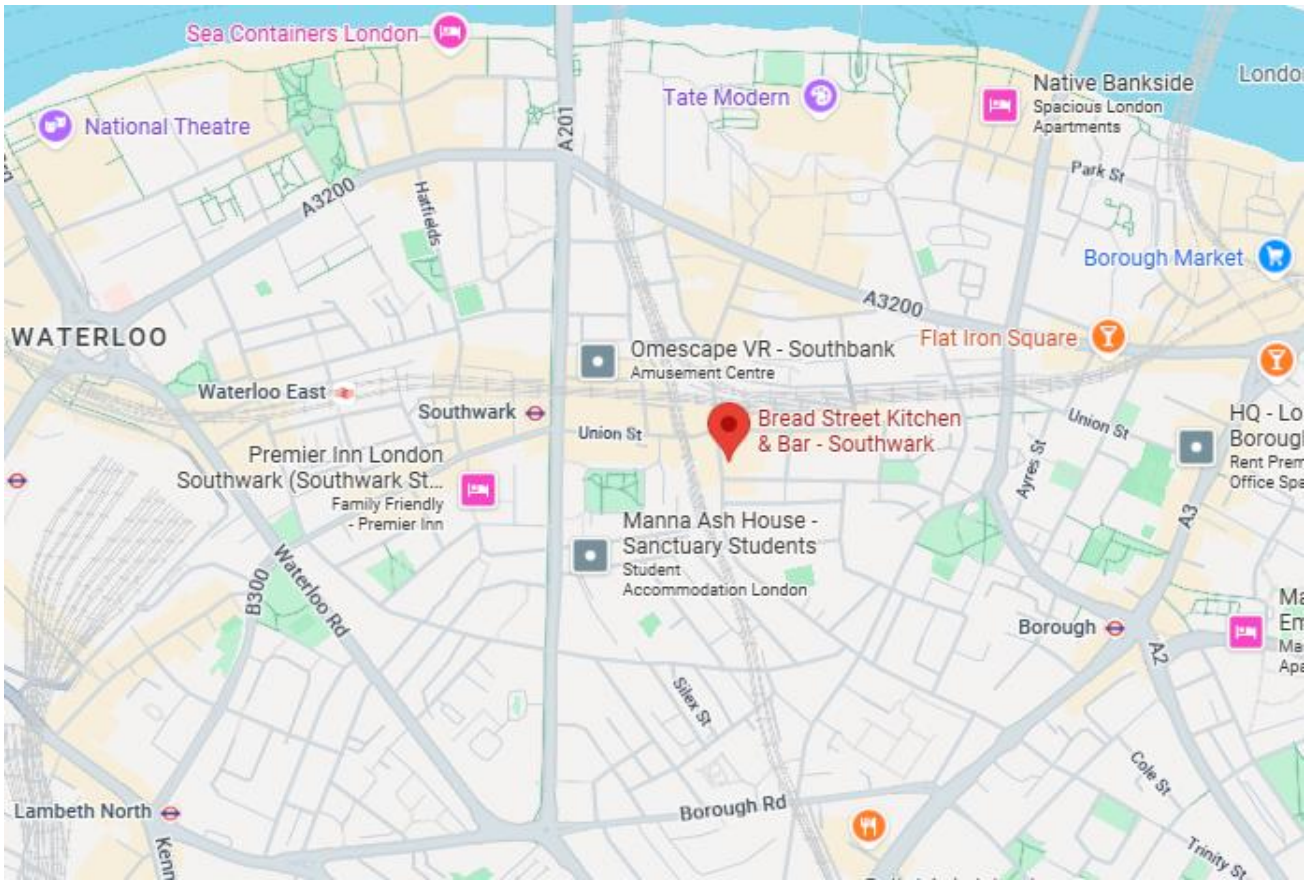
Available upon request.

Viewings

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

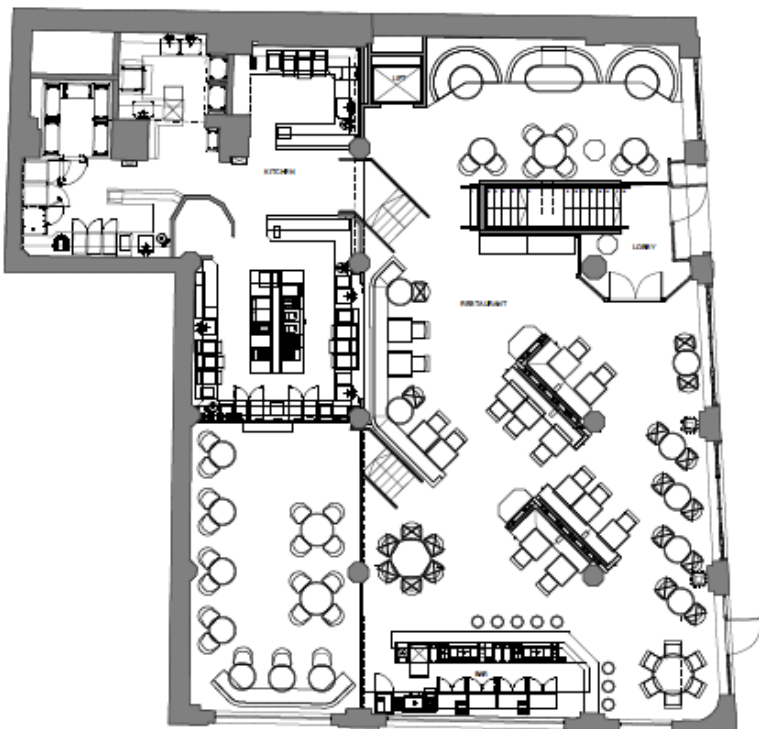
Location Map

[Link to Location Map](#)

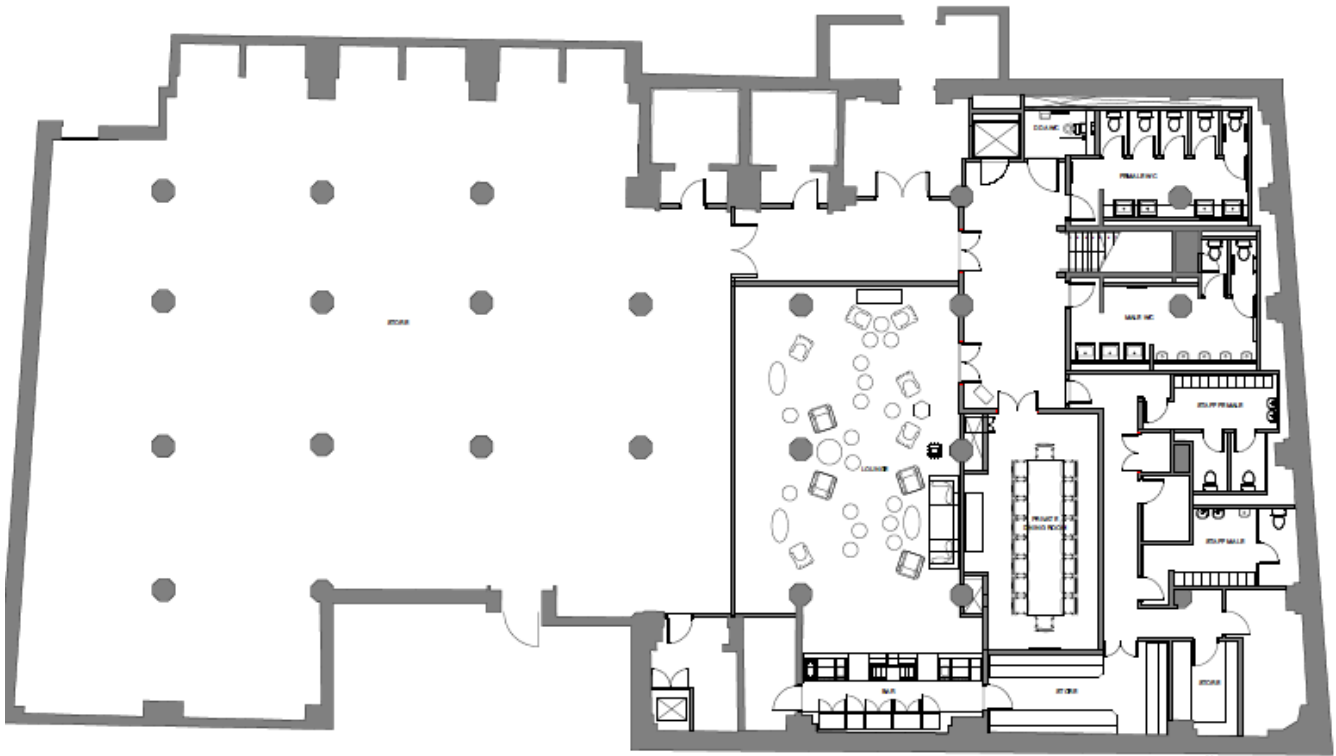


Source: Google Maps. Not to scale - Provided for indicative purposes only.

Ground Floor Plan



Basement Floor Plan (includes whole floor). Street Pizza occupies the blank space.



Ground Floor Photo



Basement Photo



External Photo

