

## PROMINENT CORNER BAR UNIT

119 - 121 MINORIES, LONDON, EC3N 1D

# SHELLEY SANDZER

*Since 1983*



### LOCATION

The unit is situated at the junction of Crosswall and Minories in the City. Dirty Martini, Pret, Starbucks and many other quality operators are also located in this densely populated office area. Aldgate, Tower Hill Underground Stations and Fenchurch Street Train Station are all a short walking distance away.

### ACCOMMODATION

The premises are being offered in a partially fitted state with a ground floor bar with kitchen and additional trading space in the basement.

<b>GROUND FLOOR</b>	1,527 sq ft / 141 sq m
<b>BASEMENT</b>	1,582 sq ft / 147 sq m
<b>TOTAL</b>	3,101 sq ft / 302 sq m

### LEASE

A new FRI lease is available for a term to be agreed.

### RENT

Offers are invited in the region of £95,000 pa subject to contract.

### PLANNING

The premises benefit from Class E planning allowing restaurant and bar use.

### RATES

We have been informed that the rateable value is £70,000 per annum. Interested parties are advised to make their own enquiries for verification.

### LICENCE

There is a Premises Licence in place allowing alcohol to be served without food until 02:00 seven days a week.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Nick Weir

[Nick@shelleysandzer.co.uk](mailto:Nick@shelleysandzer.co.uk)

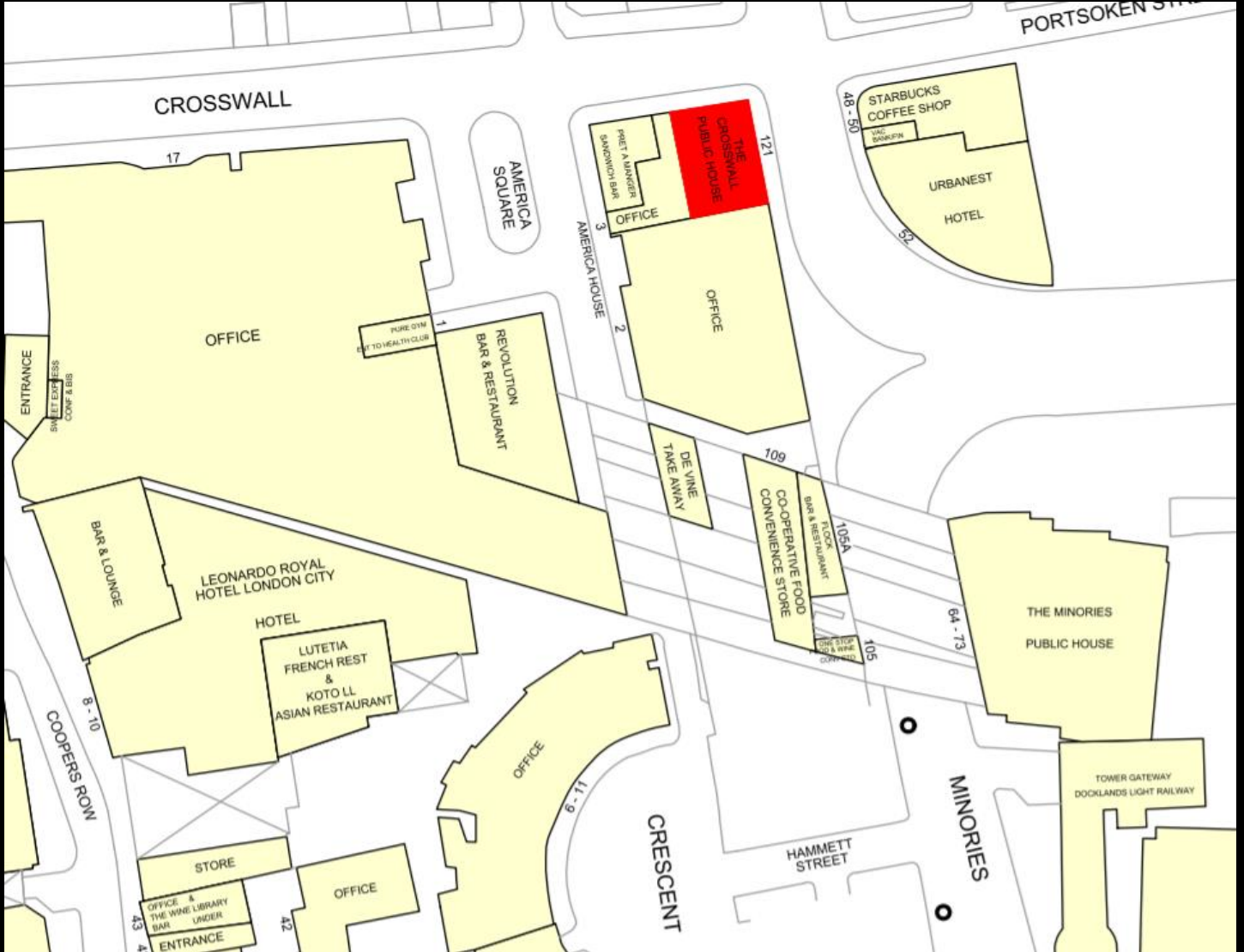
07930 408 271/ 020 7580 3366

[www.shelleysandzer.co.uk](http://www.shelleysandzer.co.uk)

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