



1 BREAD STREET, LONDON EC4M 9BE

5,260 SQ FT / 489 SQ M

Triple fronted restaurant opposite One New Change

Class E Restaurant Unit To Let || Circa 200covers



1 BREAD STREET, LONDON EC4M 9BE

LOCATION

The property is located on Bread Street at the prominent corner with Watling Street opposite One New Change and in view of St Paul's Cathedral.

Local connections are excellent being situated between Bank and St Paul's London Underground Stations immediately to the south of the City's main shopping thoroughfare, Cheapside.

Local restaurant and leisure occupiers include **Burger & Lobster, Gordon Ramsey's Street Pizza, F1 Arcade, The Ivy Asia, Puttshack, Coq d'Argent, Madison** and **Enoteca da Luca**.

Local retail occupiers include **Sweaty Betty, Cos, Boss, Greggs, Lloyds TSB, Hotel Chocolate** and **Greggs**.

TENURE

A new lease for a term to be agreed (subject to vacant possession).

RENT

POA

ACCOMMODATION

The premises are arranged over ground floor only, with a triple frontage on Bread Street and a return frontage on Watling Street. The current restaurant configuration allows for circa 200 covers, with full kitchen extract (600x600), kitchen and customer WCs. Servicing is possible from the rear of the premises into a dedicated loading area.

The unit has the following approximate floor area:

Ground Floor	5,260 sq ft	488.67 sq m
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RATES (2023/24)

Rateable Value : £151,000

Rates payable (UBR multiplier: £0.544): £82,144

All interested parties should verify the business rates with the relevant local authority.

PREMISE LICENCE

The current premises licence allows for 10:00hrs-00:00hrs.

USE

The premises benefit from the new Class E planning consent which will enable the premises to be used for various commercial uses such as retail, restaurant, office and gym without the need for change of use.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

EPC

Available upon request.

VIEWING

By appointment with sole agents Stephen Kane & Company.

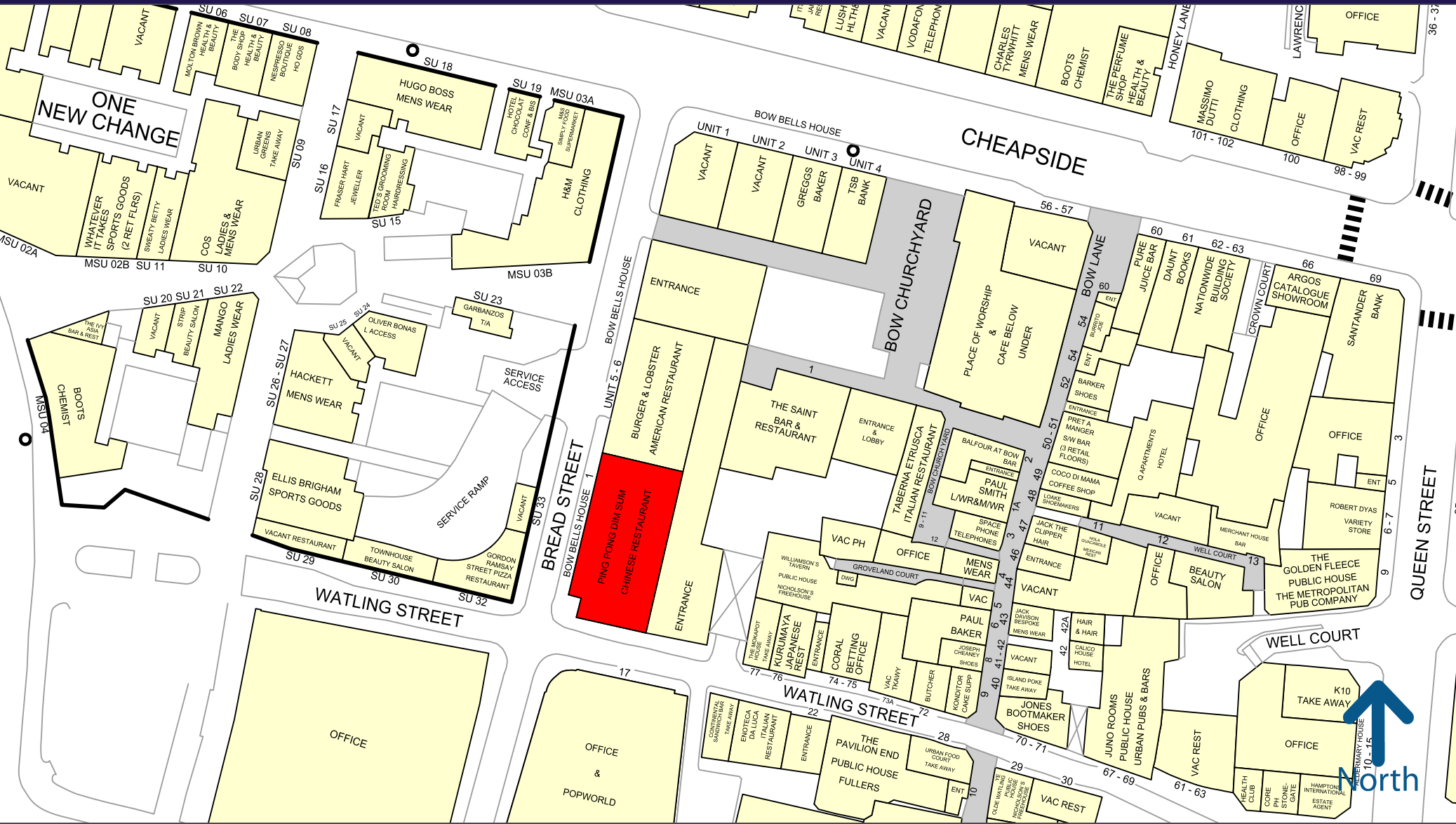
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