

LEWIS  
CRAIG

RESTAURANT PROPERTY

Near The Shoreditch Triangle - New Lease (Subject to VP)

Between Old Street & Hoxton Square

Ground Floor Open Kitchen - Exposed Brick Walls



Between Old Street & Hoxton Square  
Ground Floor Open Kitchen - Exposed Brick Walls  
**1 Rufus Street, Shoreditch, London N1 6PE**

Approx. 1,721 sq ft

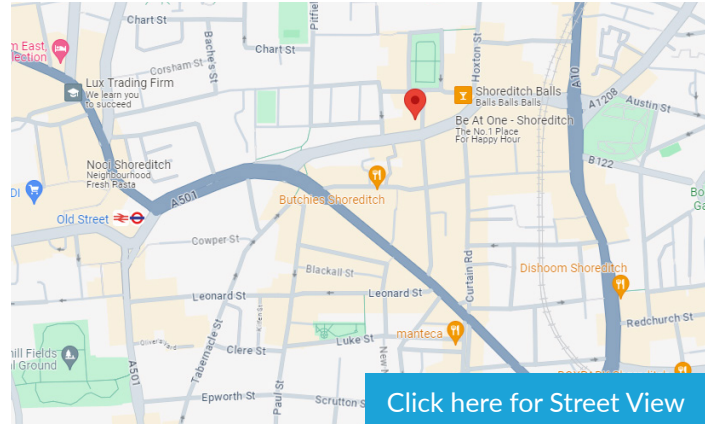
## Location

The premises occupy a highly desirable location along Rufus Street, located midway between Old Street and Hoxton Square. The area is very popular with residents, office workers and tourists, situated just north of The Shoreditch Triangle.

Occupiers in the immediate vicinity include The Breakfast Club and Busaba, both located diagonally opposite. Nearby occupiers include Art'otel London Hoxton, The Blues Kitchen, Bike Shed Moto Co, Courthouse Hotel, Red Dog Saloon, Cottons Shoreditch and Blacklock Shoreditch.

Nearby



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**Ground Floor Open Kitchen - Exposed Brick Walls**

## Accommodation

Arranged over Ground and Basement floors, providing the following approximate areas.

Ground Floor (Sales/Kitchen)	1,532 sq ft
Basement (Toilets/Storage)	189 sq ft
<b>Total Internal Area</b>	<b>1,721 sq ft</b> 159.94 sq m

## Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£88,000</b>
<b>Payable 2024/25</b>	<b>£48,048</b>

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

## Lease

A new lease is available (**Subject to Vacant Possession**) at a guide rent of £97,750 pax. Rent is exclusive of Business Rates and all other outgoings.

The **Freehold** may also be available, terms upon request.

**Please note this is highly confidential, with staff unaware.** Please do not discuss this with any staff. All viewings to be prior booked through Lewis Craig.

## Legal costs

Each party to be responsible for payment of their own costs.

## EPC

An Energy Performance Certificate is available upon request.

## Premises Licence

The Premises Licence provides for Sale of alcohol:

Mon - Sat:	11am - Midnight
Sun:	12pm - 11:30pm

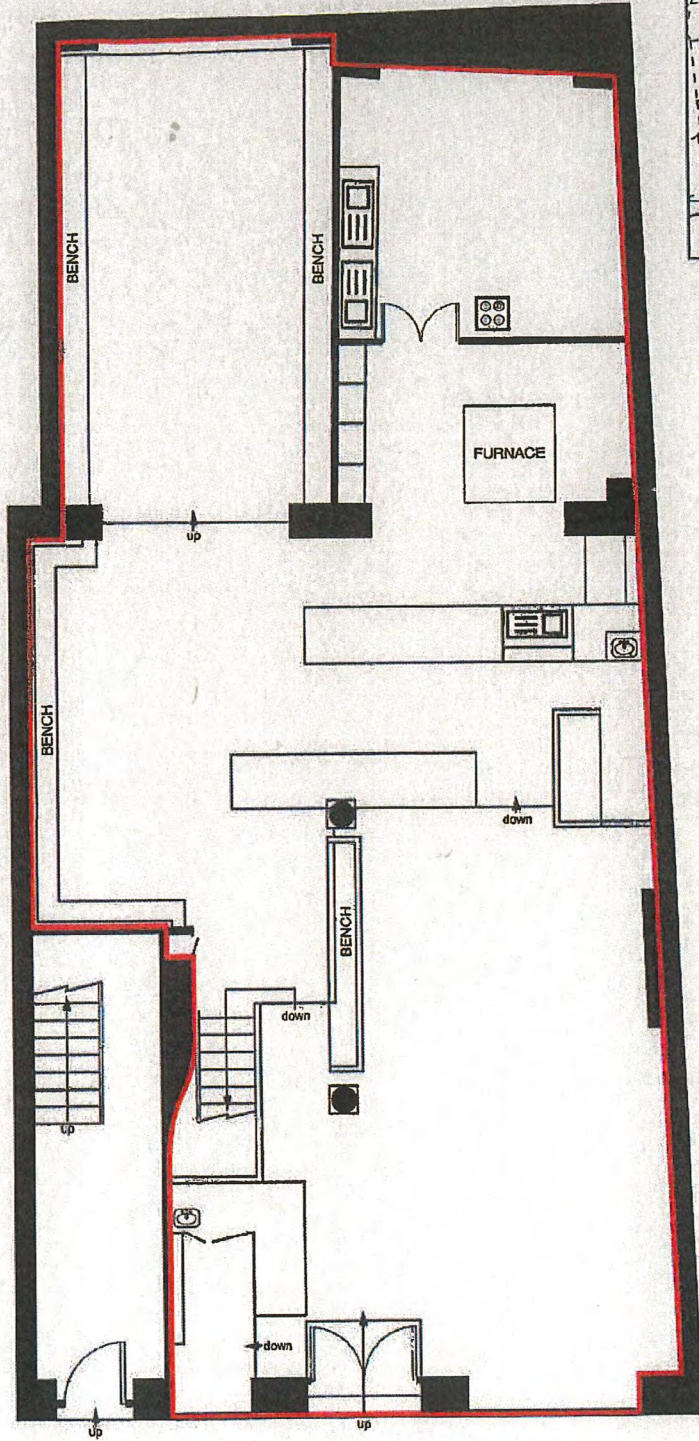
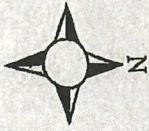
## Contact

For further information please contact:

**Theo Benedyk** - [tb@lewisCraig.co.uk](mailto:tb@lewisCraig.co.uk)  
020 7009 0486

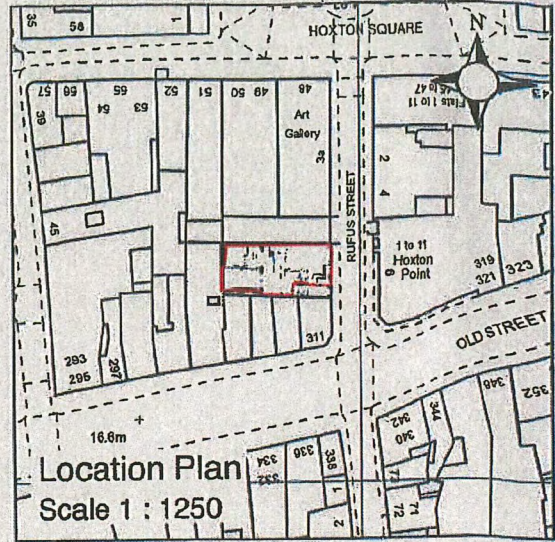
**Richard Grossman** - [rg@lewisCraig.co.uk](mailto:rg@lewisCraig.co.uk)  
020 7009 0482





PAVEMENT

RUFUS STREET

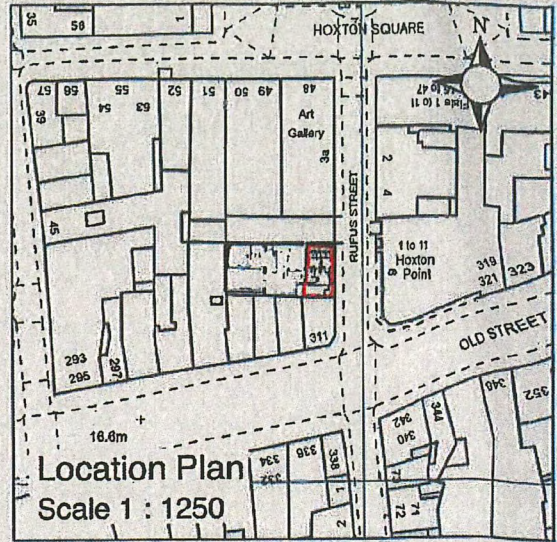
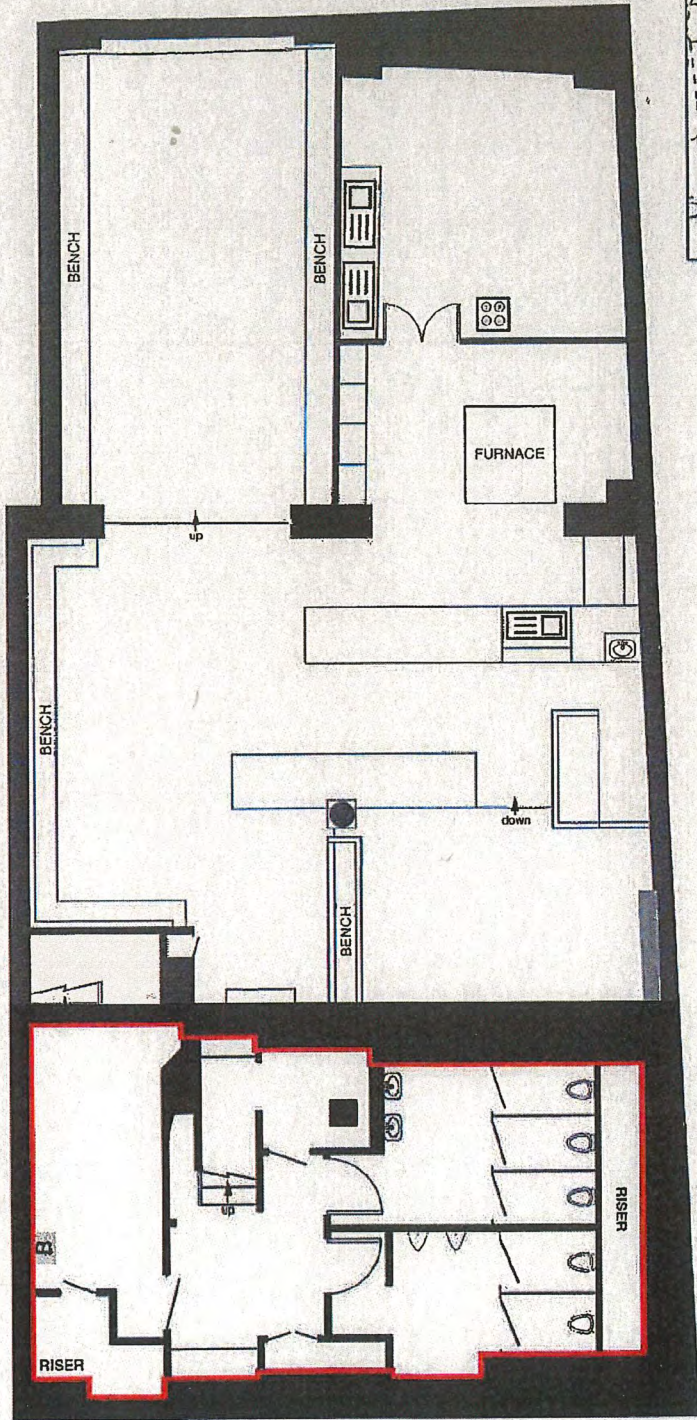
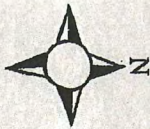


1 Rufus Street  
London  
N1 6PE

Scale 1:100

Ground Floor

REV	AMENDMENT	DATE
Magnolia Square Limited 20 Broadwick Street Soho London W1F 8HT 020 7479 4855		
PRINT AT A4		
PROJECT 1 Rufus Street London N1 6PE		
MEASURED SURVEY DRAWING TITLE LEASEPLAN		
SCALE 1:100	DRAWN BY 	SITE Sep 11
DRAWING NUMBER 0	5655	



Location Plan  
Scale 1 : 1250

1 Rufus Street  
London  
N1 6PE

Scale 1:100

Basement and  
Ground Floor Footprint

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DRAWING NUMBER -1	5655	

RUFUS STREET