

# Alban of London

26 Smithfield Street, London, EC1A 9LB

Colliers

Lease Assignment Available  
Fully Fitted Restaurant / Bar  
Late Licence Until 3am  
Rooftop Terrace



## Location

26 Smithfield Street sits in the heart of Farringdon, a vibrant and well-connected area of central London. Farringdon and Barbican stations are a short walk away, providing access to the Underground, Thameslink, and Elizabeth Line. The surrounding area is renowned for its lively food and drink scene, with acclaimed restaurants, bars and public houses.

**Opposite the property, the new London Museum is set to open in 2026** following significant investment to transform the historic market buildings. The project is expected to boost footfall and further enhance the area's profile as a cultural and commercial destination.

Nearby Restaurant / Bar include **Karaoke Box, Bishops Finger, The Fable, Farringdon Tap, Smiths of Smithfield, Bounce Farringdon and many more.**

## Accommodation

The property is a three-storey building with a **rooftop terrace**.

The ground floor is arranged as a restaurant with seating for around 60 covers, a bar, cold storage, customer WCs, and storage. The basement offers further trading space with a central bar, stage area, storage, and customer toilets.

The first floor houses a fully fitted commercial kitchen with extraction, drainage, a cold store, and trading space with a bar for around 60 covers.

The second floor offers further trading space for approximately 60 covers, a secondary kitchen, customer WCs, and staff/office facilities.

## Lease

The passing rent is £65,000 per annum rising to £130,000 in 2027 until the end of the lease in 2040 with rent reviews every five years.

A copy of the full lease is available upon request.

## Premium

Available upon application.

## Rates

We are advised by the Local Authority that the current assessment is as follows:

<b>Ratable Value</b>	£50,000
<b>UBR (2025/26)</b>	49.9p
<b>Rates Payable</b>	£24,950

Prospective tenants are advised to confirm any rating liability with the Local Authority.

## Costs

Each party is to be responsible for their own professional and legal costs incurred in the transaction.

## EPC

The property has an EPC rating of B (43).

## Indicative Boundary



## Demise and Floor Areas

The property has been measured on a gross internal area (GIA) basis, providing the following approximate areas :

Area	Sq m	Sq ft
Basement	113.25	1,219
Ground Floor	111.39	1,199
First Floor	96.89	1,043
Second Floor	96.89	1,043
Roof Terrace	75.28	810
<b>Total</b>	<b>493.70</b>	<b>5,314</b>

## Rooftop Terrace Trading Area



## Ground Floor Trading Area



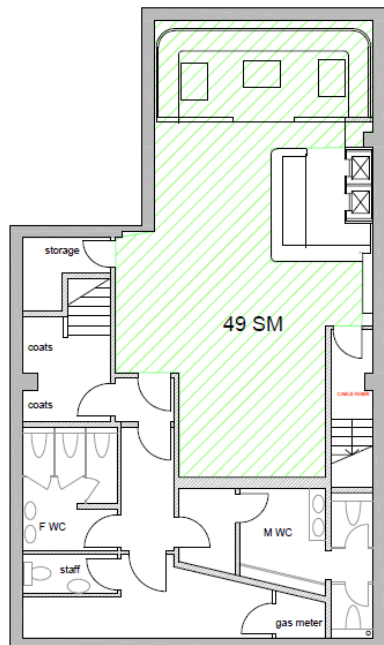
## Basement Trading Area



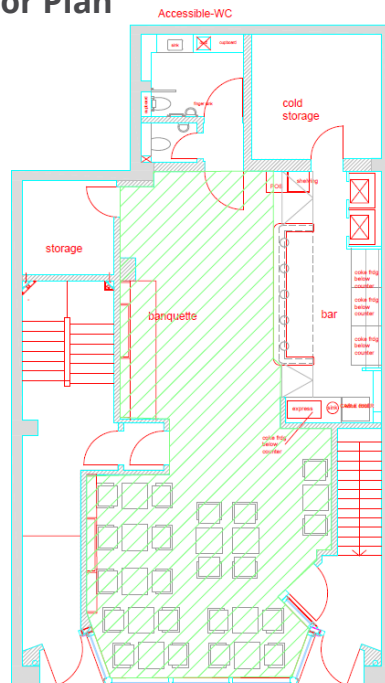
## First Floor Commercial Kitchen



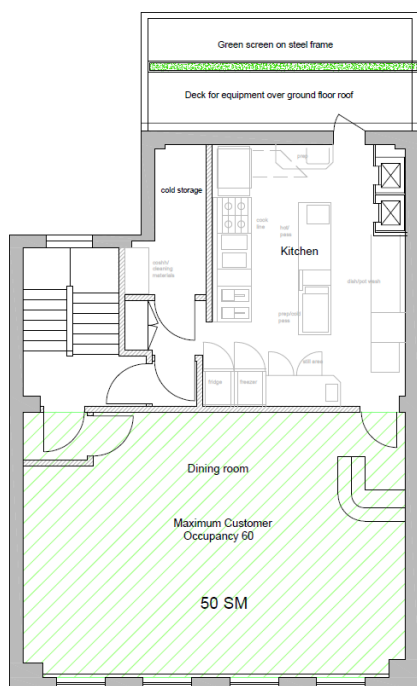
## Basement Plan



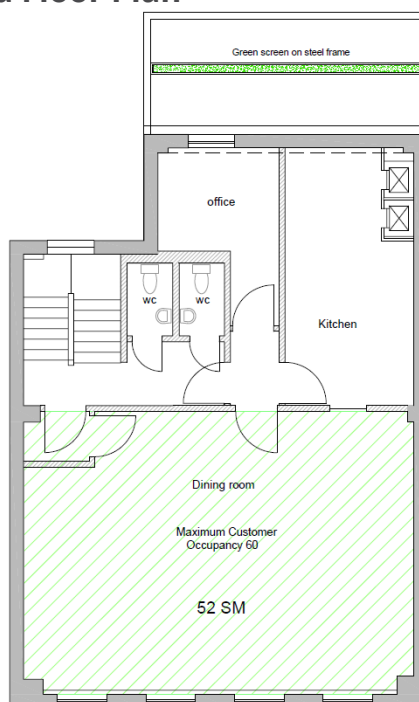
## Ground Floor Plan



## First Floor Plan



## Second Floor Plan



### Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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