

FREEHOLD RESTAURANT INVESTMENT

102-104 FARRINGDON ROAD



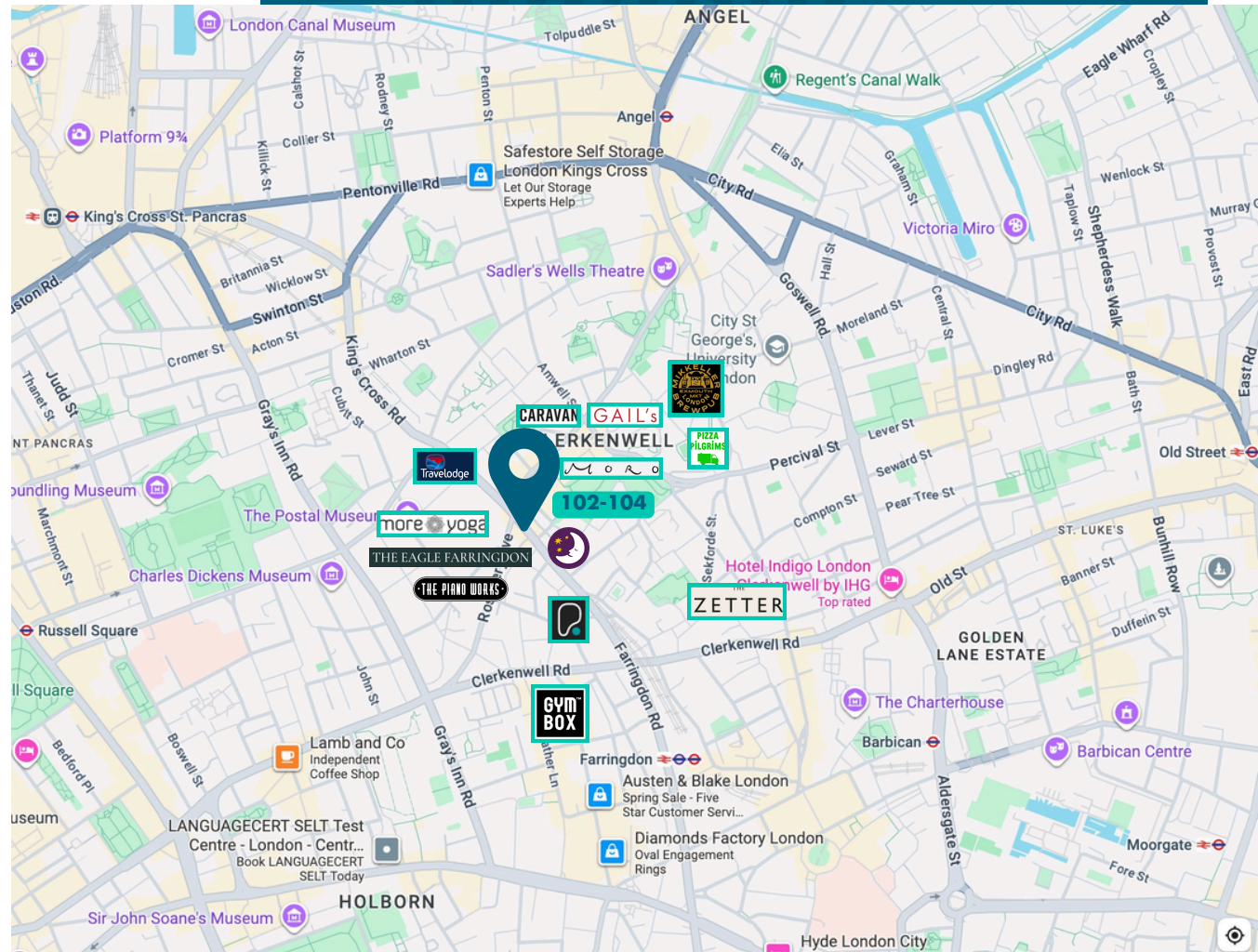
FARRINGDON ROAD

Farringdon Road occupies a prominent position within one of Central London's most active and well-established mixed-use districts, connecting Clerkenwell, Midtown and the City.

Supported by a substantial daytime workforce, the area is home to major office occupiers including Goldman Sachs, Deloitte and Travers Smith, which help drive strong weekday footfall.

The surrounding leisure offer is equally well established, with operators such as The Eagle, Mikkeller Brew Pub, Caravan Exmouth Market and Moro, alongside Fox & Anchor, Gymbox Farringdon, PureGym, Premier Inn and The Zetter Clerkenwell, contributing to a busy trading environment throughout the day and into the evening.

This breadth of office, leisure and hospitality demand reinforces the location's strength as a sustainable occupier market and an attractive Central London investment proposition.



INVESTMENT SUMMARY

102–104 Farringdon Road presents an opportunity to acquire an interest in a well-located Central London property within one of the capital's most established mixed-use districts. Further information is available to interested parties upon request.

- Prominent Central London investment opportunity on Farringdon Road, in the heart of EC1.
- Let to Farringdon Road Kitchen Ltd on a 20-year lease from 22 December 2024 to 21 December 2044.
- Offers in excess of £820,000 are sought for the interest
- Reflecting a net initial yield of 8.00% after purchasers' costs of 6.80% and a capital value of approximately £1,093 per sq ft.
- Close to Farringdon Station, Clerkenwell, Exmouth Market and Hatton Garden.
- Exceptional connectivity across Central London via the Elizabeth line, Thameslink and Underground services.

UNIT NUMBER	TENANT	RENT	PRICE	NIY	NIA	TERM CERTAIN
102-104 Farringdon Rd (GF & Basement)	Farringdon Road Kitchen Ltd	£70,000 per annum	£820,000	8%	138.1 SQ M/ 1,486 SQ FT	20 years



FARRINGDON ROAD AND SURROUNDING AREAS

Located on a vibrant stretch of Farringdon Road, the property sits within a well-established Central London neighbourhood shaped by a strong mix of business, residential and leisure uses. Surrounded by Clerkenwell, Exmouth Market and Farringdon, the area benefits from a lively atmosphere, attractive architecture and a broad amenity offer that supports activity throughout the day.

SETTING

An established Central London address between Farringdon and Clerkenwell, close to Exmouth Market, Cowcross Street and the wider Midtown and City catchment.

EXISTING PROVISION

The surrounding area provides a strong range of amenity, including cafés, restaurants, bars, convenience retail and fitness offer, with well-known local destinations such as Exmouth Market and Leather Lane nearby.



OPPORTUNITY

The property benefits from an active local environment supported by a mix of office workers, residents and visitors, making it well suited to occupiers seeking presence in a proven trading location.

LOCAL POPULATION

The catchment draws from a broad Central London audience, including the established residential population in Clerkenwell and EC1, alongside a substantial daytime working community.

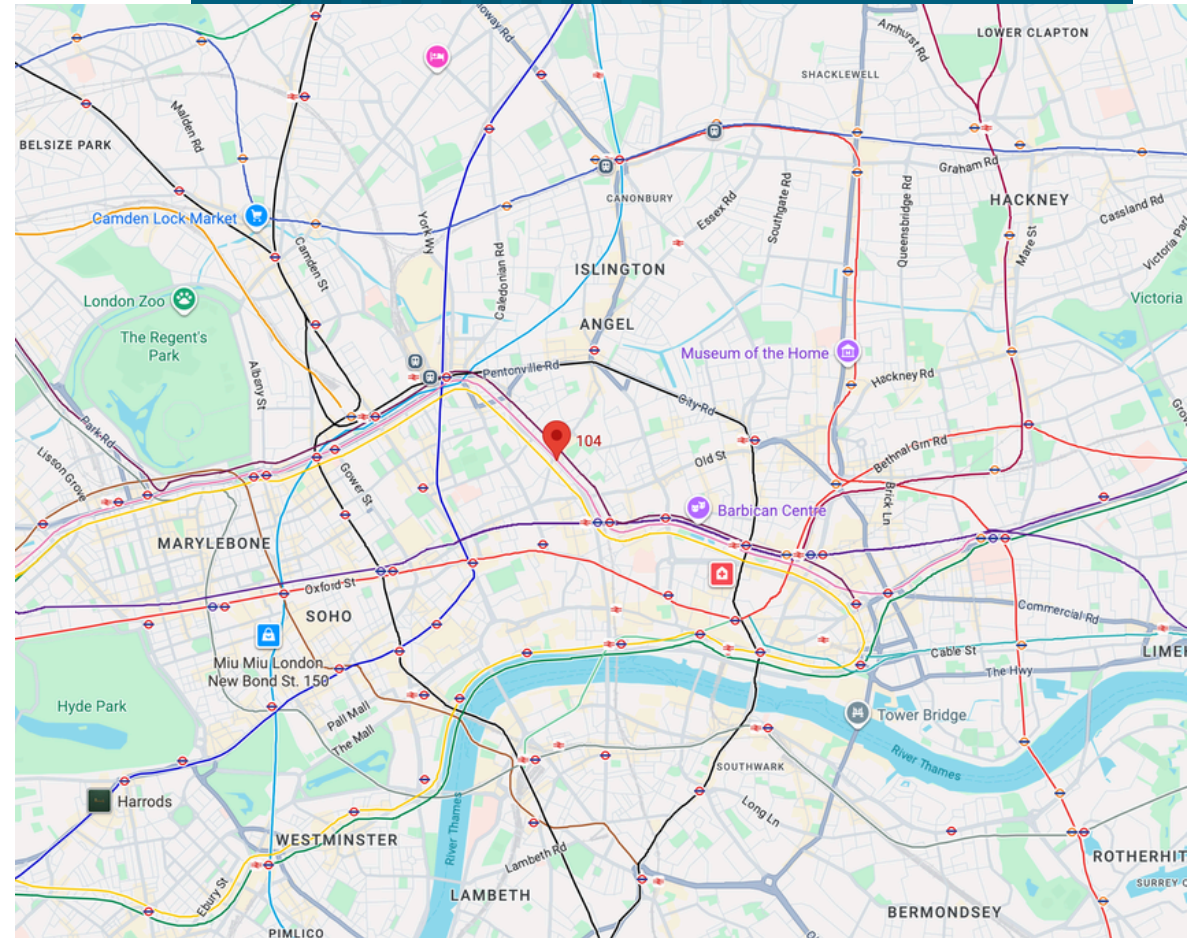
NEW HOMES

The wider area continues to evolve through refurbishment, mixed-use development and residential intensification, helping support long-term activity and demand.

LOCATION

This well-connected Central London address benefits from exceptional access across the capital.

- Farringdon Station is within easy walking distance, providing access to the Elizabeth line, Thameslink, Circle, Hammersmith & City and Metropolitan lines, with direct connections across London and beyond.
- The property sits close to Clerkenwell, Exmouth Market and Hatton Garden, placing it within an established area known for its strong amenity base, commercial presence and consistent footfall.
- King's Cross, the City, Midtown and the West End are all readily accessible, reinforcing the appeal of the location to occupiers, residents and visitors alike.



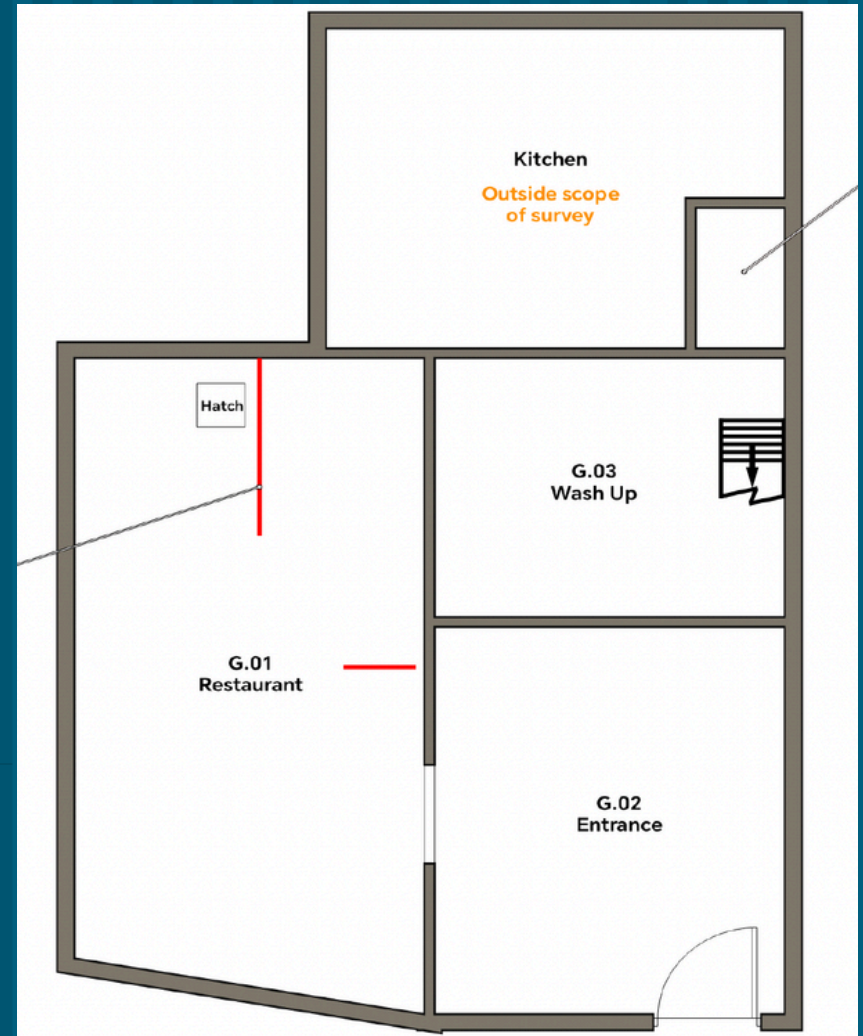
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Term: 20 year lease contracted outside the LL&T Act'54 from 22.01.26 to 22.01.46

Rent review: 5yearly, upward only to the higher of the open market or RPI compounded annually with the collar of 2% and cap of 4%

Rent: £70,000pax



- FLOORPLAN OF UNIT -**
- **GROUND FLOOR: 81.1 SQ M**
 - **BASEMENT STORAGE: 57.0 SQ M**

CONTACT

PLANNING

The property is situated within the London Borough of Islington, in a well-established urban location on Farringdon Road. Interested parties should make their own enquiries with the local planning authority in respect of planning matters and any proposed future use.

DATA ROOM

Access to an online data room, containing legal and technical information relating to the property, can be made available to interested parties on request.

TAX

Prospective purchasers should rely on their own enquiries and take independent advice in relation to VAT and any other transaction-related tax matters.

CONTACTS

For further information, or to arrange an inspection of 102–104 Farringdon Road, please contact:

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RENT	PRICE	NIY	NIA (SQ FT)	NIA (SQ M)	£ PER SQ FT	TERM CERTAIN
£70,000 per annum	£820,000	8%	1,486 approx	138.1	1,093	20 years