



36 Redchurch Street, Shoreditch, London E2 7DP

Location

The premises are located on Redchurch Street, close to the junction of Great Eastern Street, Shoreditch High Street and Commercial Street. The area benefits from a large residential catchment and a number of office workers in the vicinity. Shoreditch is a popular evening and late-night destination, with many highly regarded restaurants, bars and nightclubs in the area. Local operators include Smoking Goat, Pizza East, London Shuffle Club, BBB and numerous independent operators within Boxpark Shoreditch. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises are arranged over ground floor and basement and are fully fitted. The ground floor comprises customer seating, bar servery, and kitchen and the basement consists of additional seating and storage. We anticipate delivering the following gross internal area:

Ground Floor	36 sq m	387 sq ft
Basement	34 sq m	365 sq ft
Total	70 sq m	752 sq ft

Tenure

The premises will be available by way of a new FRI lease on terms to be agreed, subject to Vacant Possession.

Rent

Rental offers in the region of £50,000 pax will be considered.

Planning / Licencing

The premises benefit from E Class / A3 Use.

There is a premises licence in place allowing the sale of alcohol at the following times:

Sunday to Wednesday	10.00am to 00.00am
Thursday to Saturday	11.00am to 02.00am

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

Rob Meadows
Executive Director
0207 299 0738
rmeadows@dcl.co.uk

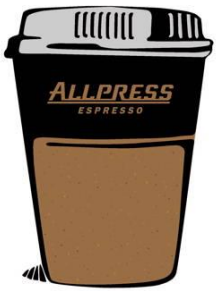
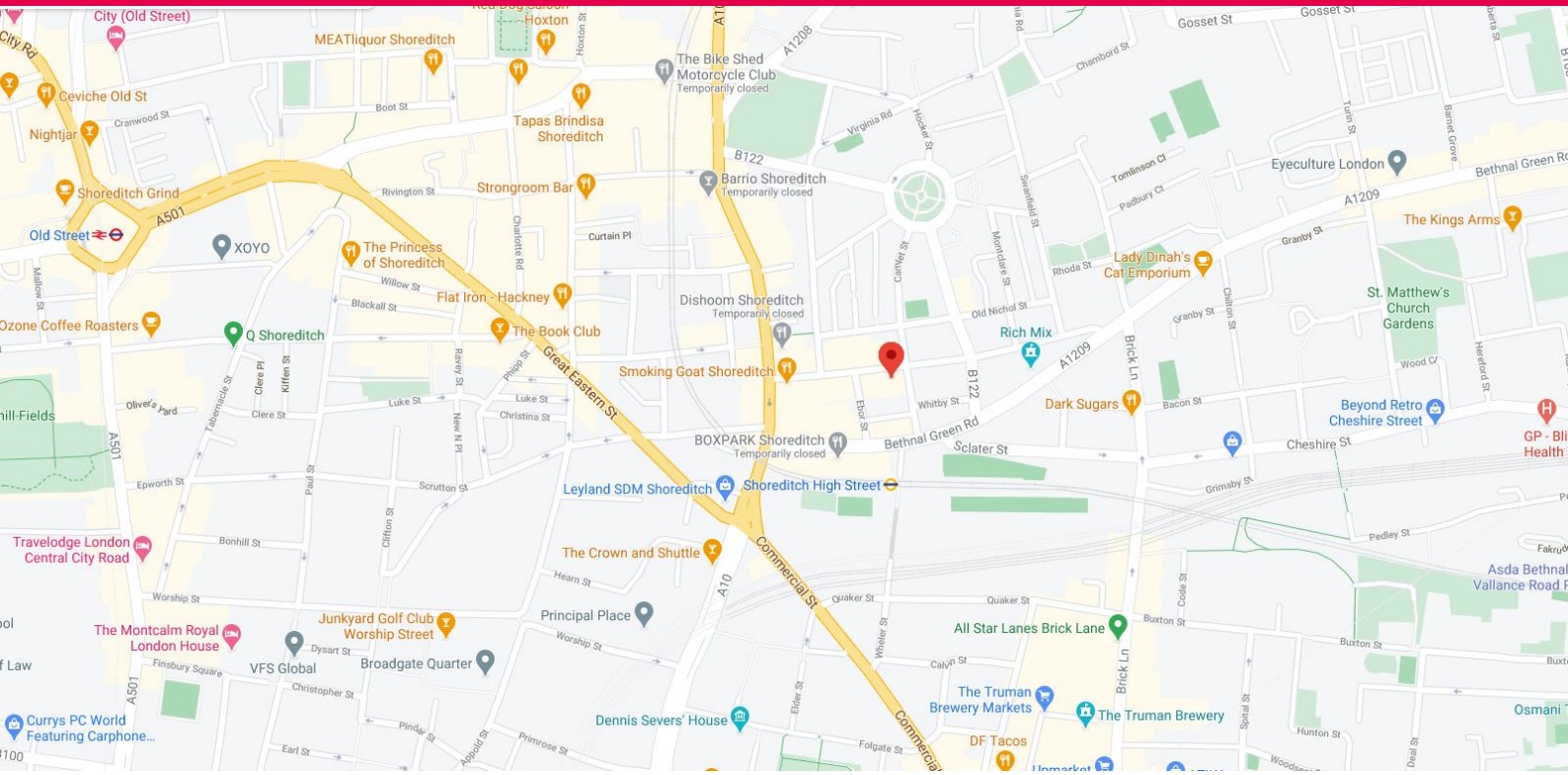
Louie Gazdar
Agent
0207 299 0745
lgazdar@dcl.co.uk



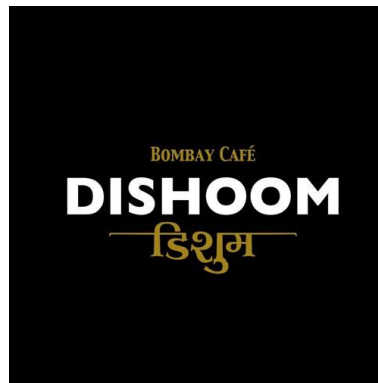
**DAVIS
COFFER
LYONS**

NEW LEASE – REDCHURCH STREET, E2

752 SQ FT RESTAURANT WITH BAR LICENCE



LYLE'S



TEA

CECCONI'S
Shoreditch

Aēsop®



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.