



**1A THE ROYAL EXCHANGE, CORNHILL
EXIT 3, BANK**

Location

This restaurant unit forms part of the magnificent Grade I listed Royal Exchange, located adjacent to Bank underground station, the Bank of England and the much talked about Ned (hotel, multi-restaurant and bar venue) operated by Soho House.

The City has changed and is still very much on a journey, not least from The Ned opening; it is home to a number of new exciting eateries and bars, it is no longer the domain of just Monday to Friday and trades well into the weekends. Bob Bob Cité at The Leadenhall Building is open, the sister to Bob Bob Ricard, and with Bloomberg having opened with a host of operators only seen in the West End to date, the City is changing.

Oxford Properties, the landlord is undertaking a proactive asset management exercise repositioning The Royal Exchange. They are looking for an exciting new operator to become a part of this newly repositioned 'Grand Dame' of a building, joining tenants including Fortnum & Mason, Grind, Cutter & Squidge, Hermes, Mont Blanc, Tiffany & Co, Omega and Jo Malone to name a few.

Description

The unit comprises the former Imperial City restaurant that traded there for a number of years – it is arranged at basement level with fabulous original brick vaulted ceiling. It is accessed via a ground floor entrance on Cornhill.

The net approximate areas are as follows without the additional ground floor area:

Ground Floor	195 sq ft	18.1 sq m
Basement	7,217 sq ft	670.5 sq m
Total	7,412 sq ft	688.6 sq m

Tenure

The premises are available on a new 15-year lease subject to 5 yearly upward only rent reviews, to be contracted outside of the Landlord and Tenant Act 1954.

Planning / Licencing

The premises benefits from a flexible A4/A3 planning. There is a liquor licence in place ready to be transferred to the incoming operator. This is an open licence with no conditions that food must be served with alcohol. The trading hours are as follows:

Monday to Saturday	11.00am to 01.00am
Sunday	11.00am to 22.30pm

Quoting Rent, Service Charge & Turnover

Offers in excess of £265,000 p.a.x. or a percentage of turnover, such that it is the higher of the turnover element or the base rent which is payable.

A service charge is payable; this is comprehensive, further details can be made available upon request.

Further Details

An EPC has been commissioned and can be arranged 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:

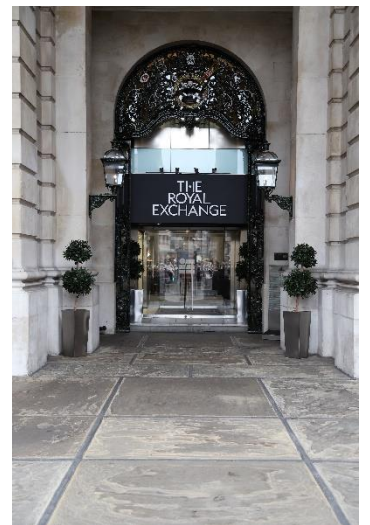
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**RARE AND ATTRACTIVE A3 / A4 OPPORTUNITY
FULLY LICENCED TO LET WITH NO PREMIUM
THE ROYAL EXCHANGE, BANK**



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