



1 Cowcross Street, London EC1M 6DR

Location

The property is situated close to Farringdon Underground Station between two entrances to the Elizabeth Line. The property is close to numerous large scale office developments and the new location for the Museum of London. The area is popular with branded F&B operators but also high-quality independent restaurants including St John Bread & Wine, Luca and Brutto, other operators in the area include Vinoteca, Be at One, Gordon Ramsay's Street Burger, Gaucho, Pret, Abokado, Itsu and Black Sheep. Fabric nightclub is also nearby with large capacity and high levels of evening footfall.

For a greater understanding of the location please review the following link: [Google Street View](#).

Description

The premises occupy an attractive single frontage and is arranged over ground floor and basement with fitted customer WC's. Additional prep area and storage and staff WC's are situated within the basement. The property has the following net internal areas:

Ground Floor	35 sq m	375 sq ft
Basement	43 sq m	468 sq ft
Total	78 sq m	843 sq ft

Lease

The premises are available by way of a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

Rental offers in the region of £50,000.

Planning

The premises benefit from E Class Planning permission.

Rating

The premises have a rateable value of £44,750. From April 2023, the revised rateable value will be £28,250.

Licensing

The licence permits the sale of alcohol with food as follows:

Monday to Saturday	10:00 to 00:00
Sunday	12:00 to 23:30

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 joint sole agents David Coffey Lyons: dcl.co.uk and Nash Bond: nashbond.co.uk

Rob Meadows
020 7299 0738
rmeadows@dcl.co.uk

Matt Peters
020 7290 4564
mpeters@nashbond.co.uk

Phoebe Brydon
020 7299 0726
pbrydon@dcl.co.uk

Sholto Channer
020 7290 4588
schanner@nashbond.co.uk



**DAVIS
COFFER
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E CLASS PREMISES TO LET – FARRINGDON EC1

PARTIALLY FITTED C.850 SQ FT RESTAURANT

