



190 City Road, London, EC1V 2QH

Location

The premises are situated on City Road benefitting from high footfall and a large catchment of office workers and residents. Local operators include Bodean's BBQ, Nando's, Boondocks and Ceviche to name but a few. The area has seen significant redevelopment in recent years which includes a number of mixed scheme developments. Old Street underground station is located close by. For a better understanding of the location please review [Google Street View](#).

Description

The premises are arranged at basement level formerly as a restaurant and bar together with a kitchen area, customer WC's and storage area. We understand the approximate Gross Internal Area to be:

Basement	557 sq m	6,000 sq ft
Total	557 sq m	6,000 sq ft

Tenure

The premises are available by way of a new lease for a term to be agreed subject to five yearly upward only rent reviews. Rental offers in the region of £150,000 pa exclusive are invited.

Premium

Nil premium.

Planning and Licensing

The premises benefits from A3/A4 planning.

The licence permits the sale of alcohol both on and off the premises until Midnight, Monday to Wednesday and until 1.00am, Thursday to Saturday.

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.

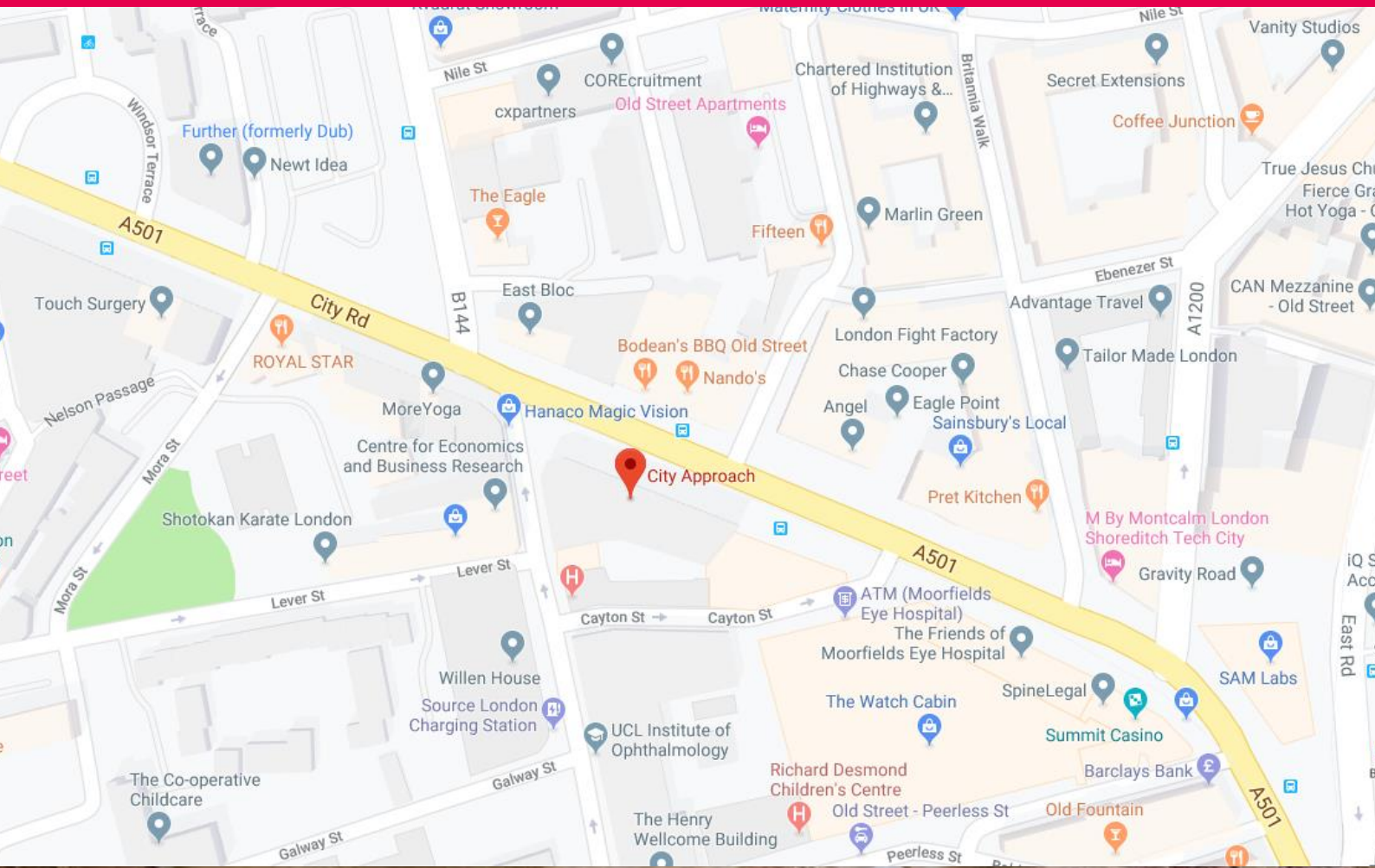
Viewing is strictly by prior appointment with sole agent
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**DAVIS
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LYONS**

**CITY BAR/RESTAURANT TO LET
1AM LICENCE
SHOREDITCH, EC1**



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