



26 Smithfield Street, London, EC1A 9LB

Location

The premises are located south of the iconic Smithfield Market, nearby the recently launched Farringdon Crossrail. The area is soon to be enhanced further with the relocation of the Museum of the London, scheduled to open in 2026. The surrounding area benefits from a vibrant bar and restaurant scene including operators such as Smiths of Smithfield, Be At One, Dirty Martini, Fabric, St John, Vinoteca and Brutto.

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

Description

The property occupies the entire building, over five storeys on ground, basement and three upper floors, including a roof terrace. The basement is arranged as a Cocktail Bar with seating around a central bar. At ground floor there is a large bar servery and customer seating area with WC to the rear. The 1st floor comprises a large dining room with 60 covers and well-appointed kitchen. The 2nd floor provides a PDR, finishing kitchen, and customer WCs. The third floor boasts a large roof terrace overlooking Smithfield Market, measuring 560 sq ft. There is also staff ancillary areas and toilets at this level.

The approximate gross areas are as follows;

Basement	1,157 sq ft	107 sq m
Ground	1,175 sq ft	109 sq m
First	996 sq ft	93 sq m
Second	996 sq ft	93 sq m
Third	436 sq ft	42 sq m
Roof Terrace	560 sq ft	52 sq m
Total	5,340 sq ft	496 sq m

Lease

The premises are held on a lease expiring in August 2037 at a passing rent of £150,000 pax.

Premium

Premium offers in the region of £100,000 are being sought.

Planning / Licencing

The premises benefit from planning allowing use as a Bar or Restaurant within the E / Suis Generis Use Class

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

Monday – Thursday	07:00 – 02:00
Friday - Sunday	07:00 – 03:00
* Roof Terrace	12:00 – 23:30

Further Details

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

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

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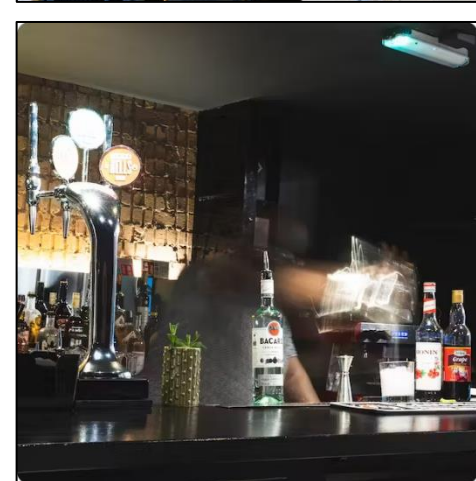
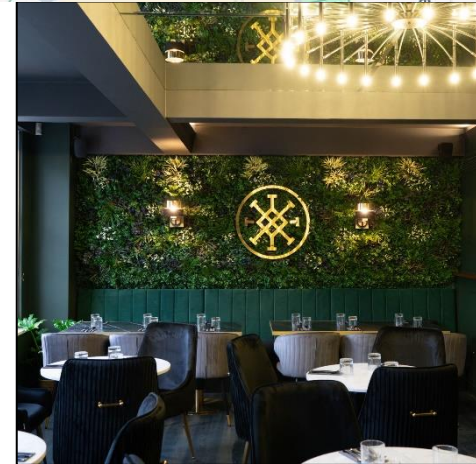
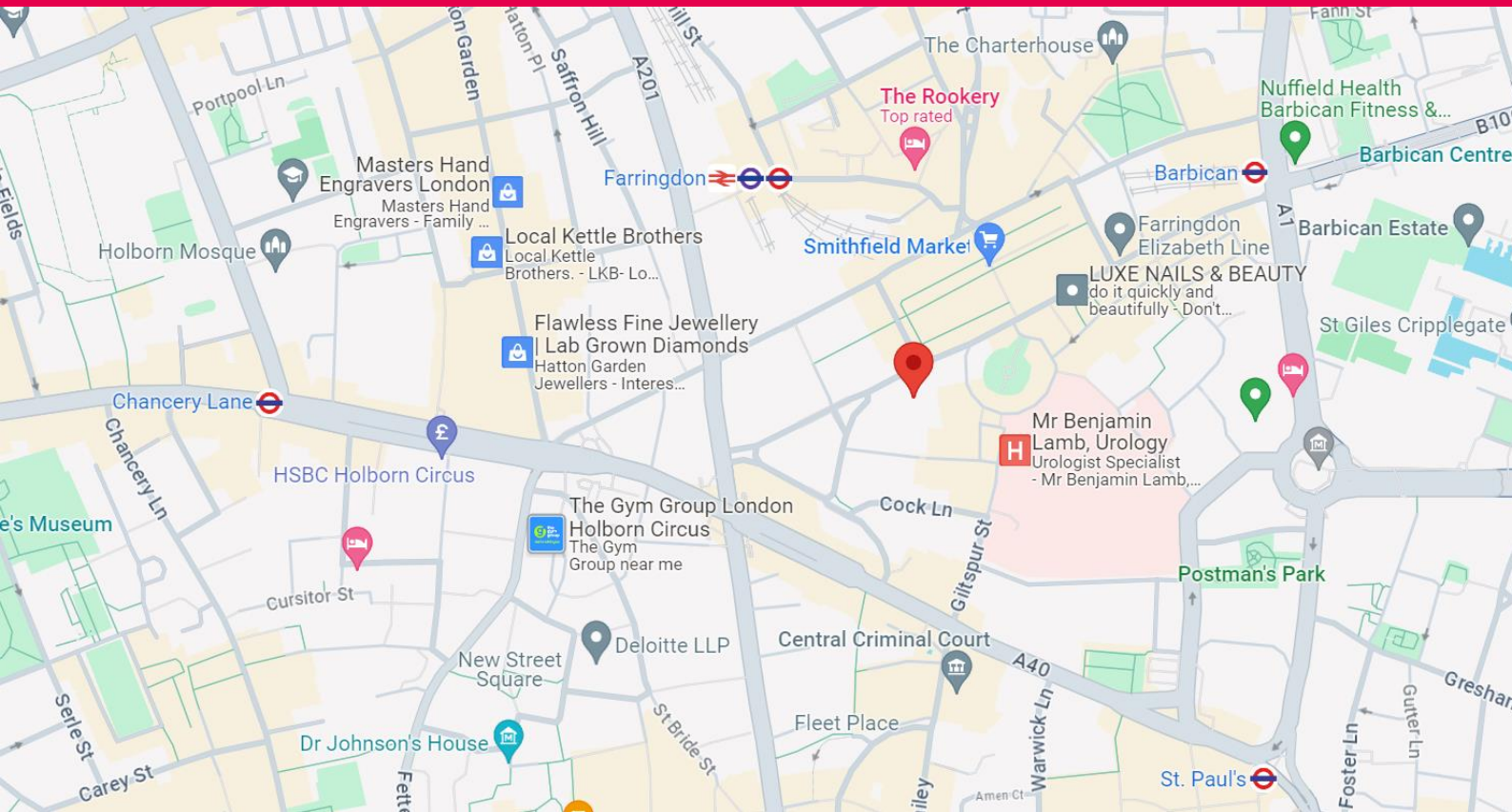
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LEASE FOR SALE – SMITHFIELD STREET, EC1

5,300 SQ FT LATE NIGHT VENUE WITH ROOF TERRACE



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