



94-98 Middlesex Street, London E1 7EZ

Location

The property is located in a great position on the corner of Middlesex Street. The premises benefit from high footfall throughout the week, with London's financial district, Brick Lane and Spitalfields Market in close proximity. There are a number of well-known restaurants and bars close by, including The Breakfast Club, Ottolenghi, Simmons Bar and Devonshire Terrace to name but a few. Liverpool Street Station (Overground, Hammersmith & City, Circle, Metropolitan and Central Line) is located just 200 metres from the unit with a number of other well connected tube stations nearby.

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

Description

The premises are arranged over the lower ground floor as a bar and fitted to a high standard throughout.

The approximate gross internal areas are as follows;

Lower Ground	5,727 sq ft	532 sq m
Total	5,727 sq ft	532 sq m

Click here to see Virtual Tour [Virtual Tour](#).

Tenure

The premises are available by way of a new Full Repairing & Insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The lease will be granted inside the security of tenure provisions of the Landlord & Tenant Act 1954, Part 2 as amended.

Rent

£150,000 per annum exclusive.

VAT

All prices quoted are subject to VAT if applicable.

Premium

Nil.

Licence/Planning

The premises benefit from E Class Use / Sui generis.

There is a Premises Licence in place allowing the sale of alcohol for the following hours:

Monday to Wednesday	10:00am to 00:00am
Thursday & Friday	10:00am to 01:00am
Saturday	08:00am to 01:00am
Sunday	07:00am to 00:00am

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

Viewings

Strictly by appointment through Davis Coffey Lyons and our joint Agent CDG Leisure

Davis Coffey Lyons
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