



Bar 31, The Shard, 31 St Thomas Street, London, SE1 9QU

Location

Bar 31 is situated adjacent to the entrance into London Bridge underground and overground station, opposite Guys Hospital, and benefits from particularly heavy pedestrian traffic. Other high end operators within The Shard include Aqua Shard, Oblix and Hutong. For a better understanding of the location please review [Google Street View](#).

Description

The unit which currently trades as Bar 31, is part of The Shard adjacent to the Shangri La Hotel entrance. The unit has its own dedicated entrance and signage and is connected to the Hotel Lobby.

The unit is fitted with a kitchen extract and its own dedicated WCs; it is operated by the Hotel but they are now looking for a complementary operator to let on a new sub-lease.

The Shard also has offices on the lower floors, ten luxurious apartments between the 53rd and 65th floors, whilst the hotel itself is located between the 34th and 52nd floors offering luxury accommodation and amenities.

The unit is arranged all at ground floor with an attractive terrace. The areas are as follows:

Internal trading area	93 sq m	1,001 sq ft
Back of house area	16 sq m	172 sq ft
WCs	5 sq m	54 sq ft
Total	114 sq m	1,227 sq ft
External Terrace	43 sq m	463 sq ft

Tenure

The unit will be offered for a term of 10-15 years outside the Act with 5 yearly upward-only rent reviews.

Rent

We are seeking a rent of £150,000 per annum **which is Inclusive of Rates and Service Charge** with a turnover provision to be offered by the operator to be discussed.

Planning

The premises benefit from E Class Use.

Licensing

The unit currently has a liquor licence under the umbrella of the hotel but our client is applying for a separate licence to be able to transfer to the incoming operator.

Further Details

An EPC has been commissioned and can be made available on request.

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

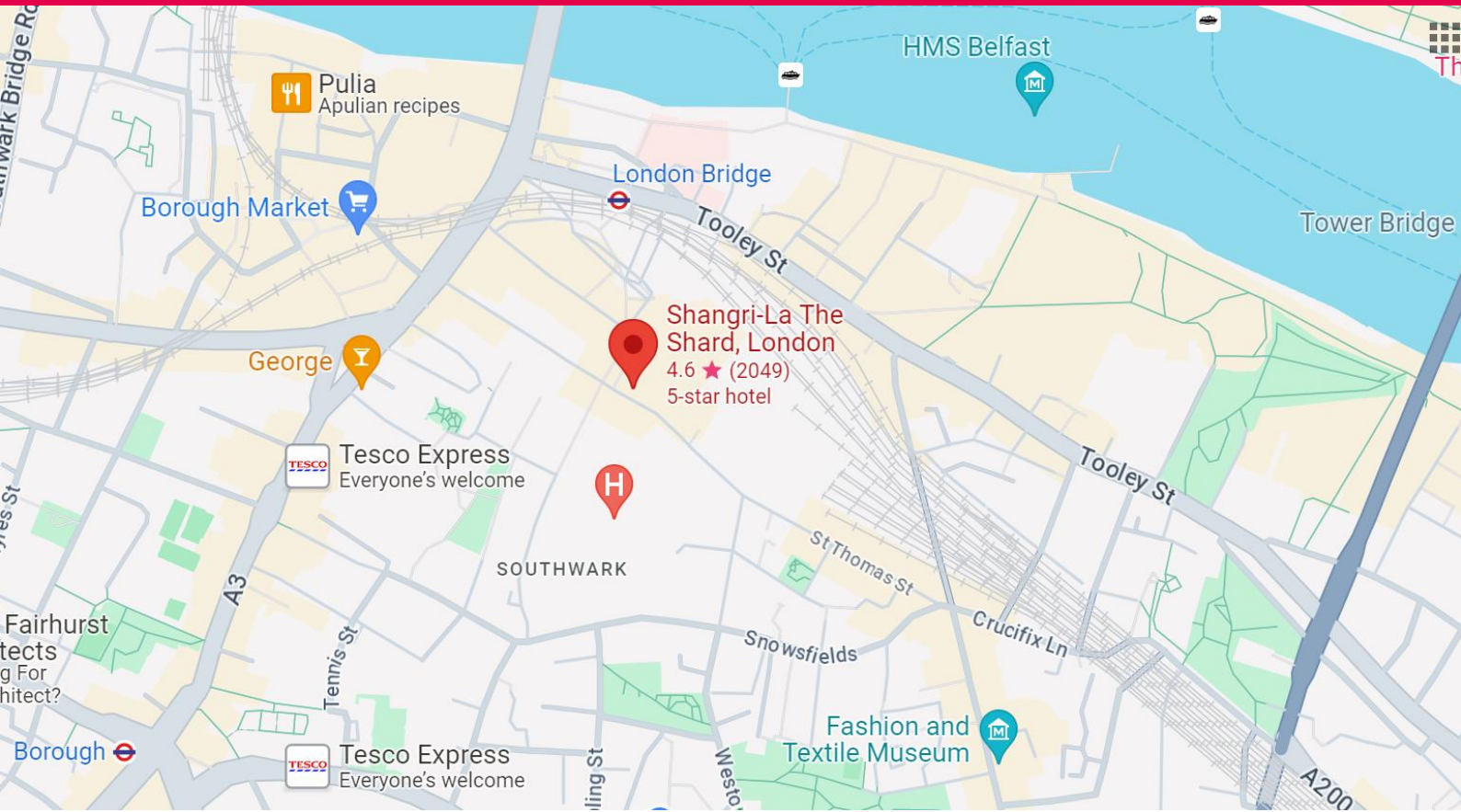
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**DAVIS
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FITTED / BAR / CAFÉ OPPORTUNITY WITHIN THE SHARD
WITH EXTERNAL TERRACE
NEW LEASE
LONDON BRIDGE, SE1



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