



## 2 Westgate Street, London, E8 3RN

### Location

2 Westgate Street is situated in the vibrant neighbourhood of London Fields. The location is known for its creative and trendy atmosphere, with various independent shops, artisan cafés, and diverse eateries nearby. The area benefits from a large residential catchment and is a popular drinking and dining destination 7 days a week, with the neighbourhood being a hub for artists, designers, and young professionals. Broadway Market and Netil Market are situated nearby.

London Fields railway station nearby, provides quick access to central London. Local operators include Netil360 Rooftop Bar, Mare Street Market, Martello Hall, Whyte's, Behind Restaurant and Papi.

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

### Description

The unit is fully fitted as a restaurant/takeaway. The ground floor comprises fully fitted kitchen, bar servery and customer seating, whilst basement consists of storage, WC's, prep and wash up area.

The approximate gross internal areas are as follows:

Ground Floor	551 sq ft	51.1 sq m
Basement	448 sq ft	41.6 sq m
<b>Total</b>	<b>999 sq ft</b>	<b>92.7 sq m</b>

### Tenure

A 15 year full repairing and insuring lease from 01 June 2022, subject to 5 year rent reviews. The lease is held outside Landlord & Tenant Act 1954.

### Rent

The passing rent is £60,000 per annum.

### Premium

We are seeking a positive premium of £70,000.

### Planning

The premises benefit from E Class Use (Restaurant).

### 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](http://dcl.co.uk)

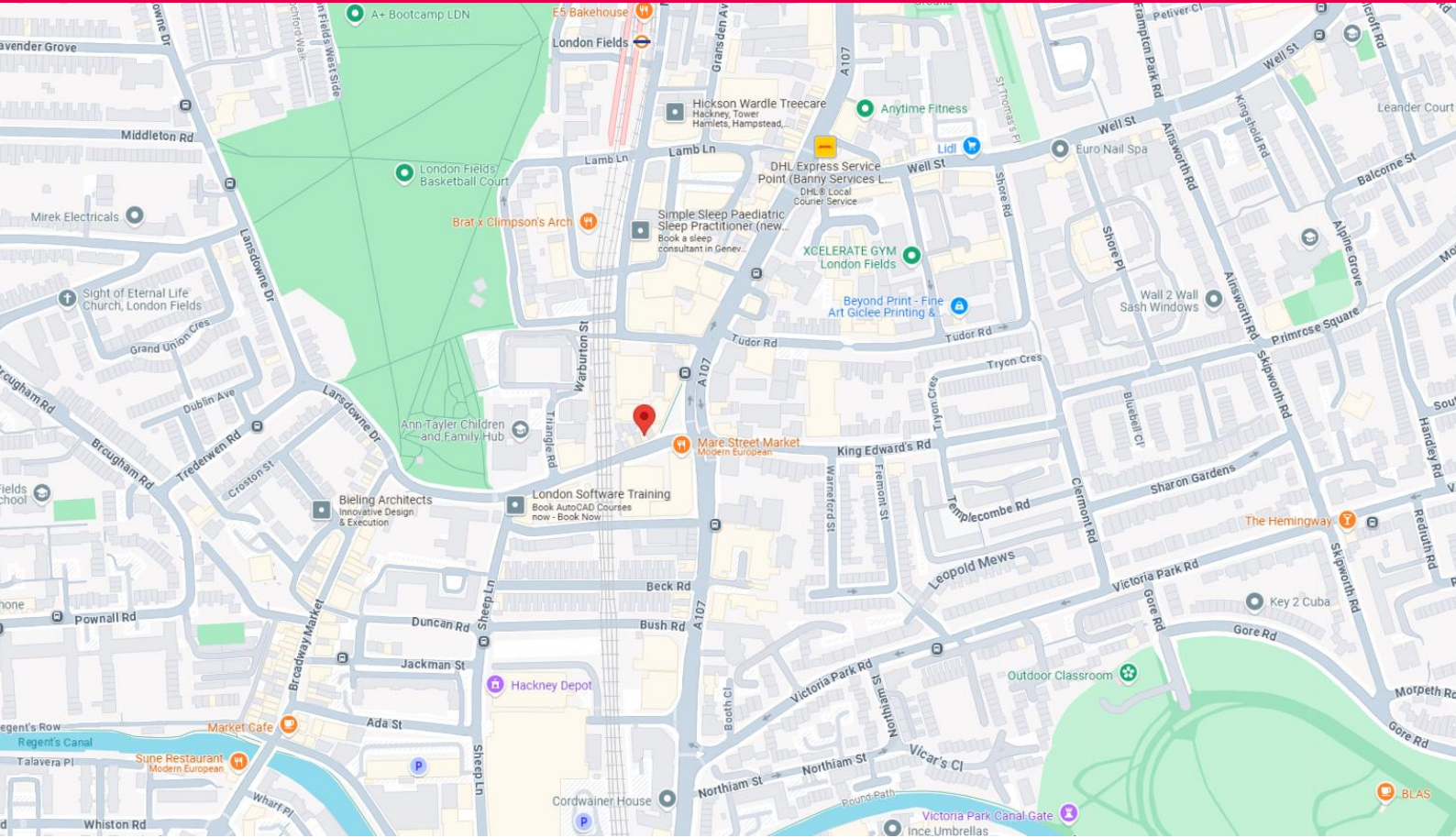
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**NETIL 360**

**BEHIND**



*Mare Street Market*



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