

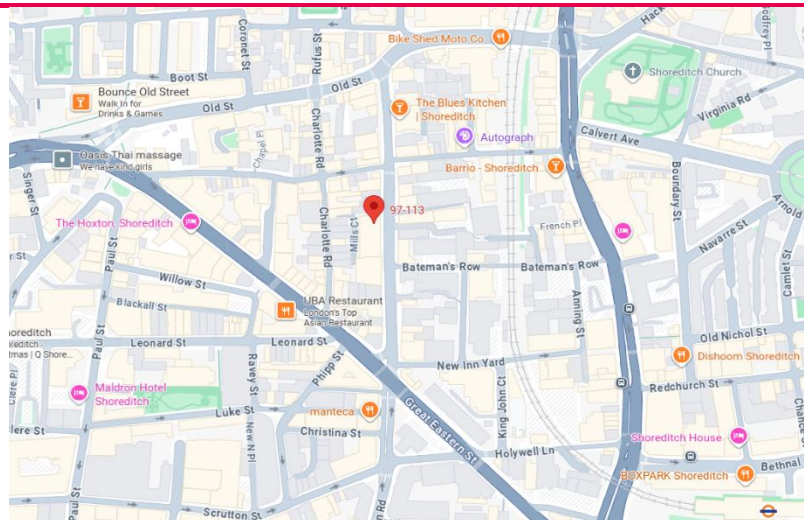


97-113 Curtain Road, London EC2A 3BS

Summary

- New Lease available
- 2am License
- For the entire site or Split
- Prime Shoreditch Location
- Sui Generis Use
- Will look at alternative Uses

Leasehold offers invited



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

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Location

Located in the heart of the fashionable and vibrant Shoreditch Triangle food and beverage circuit.

Other operators include, Blues Kitchen, Flatiron, Simmons Hache, Be@1 and City Rd Records.

Conveniently located within short walks of Old Street, Liverpool Street and Shoreditch Stations it is a popular destination for people from all over London especially the City.

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

Floor Areas:

The unit is arranged over a Ground Floor and Basement only, please see below approximate areas net internal areas:

Ground	6,500 sq ft	603.86 sq m
Basement	300 sq ft	27.87 sq m
Total	6,800sq ft	631.73 sq m

Tenure

Leasehold

Terms

The property is available by way of a new 20-year lease, contracted inside the Landlord & Tenant Act 1954, subject to five yearly rent reviews.

The long leasehold is also available, offers invited.

Rent

Rental offers invited

Rateable Value

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £136,500.

Planning

The premises benefits from Sui Generis planning consent.

Alternative uses may be considered subject to planning.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol between the hours of 12 noon to 2am Monday to Sunday.

The business only operated Thursday to Sunday.

EPC

An EPC can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents Davis Coffery Lyons.