

**SUPERBLY FITTED RESTAURANT DOR SALE – 1,850 FT<sup>2</sup> / 172 M<sup>2</sup>  
WITH 5 AM FOOD SALES LICENCE**



**MIAMI MIX, 128-130 CURTAIN ROAD, SHOREDITCH, LONDON, EC2A 3AQ**

**LOCATION** The property is located in the hip Shoreditch area of central London amidst many other bar and restaurant operators such as Be At One, Busaba, Cargo, Haché Burgers, Old Street Records, The Blues Kitchen, The Breakfast Club, The Hoxton Pony and Wingmans to name but a few. Both Old Street Station (Northern Line & Mainline) and Shoreditch High Station (Overground) are approximately 500 metres away from the property.

**DESCRIPTION** The venue is fully fitted to a high standard and is arranged over ground and basement. The ground floor houses trading space for 70+ covers, service bar, toilets and line kitchen whilst the basement houses storage, cold room and office space. The basement head height ranges from approximately 1.72 m to 1.89 m and the overall approximate GIA is:

Basement	584 ft <sup>2</sup> / 54.32 m <sup>2</sup>
Ground	1,266 ft <sup>2</sup> / 117.65 m <sup>2</sup>
<b>Total</b>	<b>1,850 ft<sup>2</sup> / 171.97 m<sup>2</sup></b>

**PREMISES LICENCE** We are advised the premises licence allows the sale of alcohol from 08:00 to 00:00 7 days a week and late night refreshment from 23:00 to 05:00 7 days a week.

**BUSINESS RATES** The VOA website advises that the Rateable Value from 1<sup>st</sup> April 2023 is £56,500 which gives rise to a rates payable of approximately £15,000 for the year. This incorporates the discount provided to hospitality venues and interested parties should satisfy themselves as to the business rates situation.

**LEASE** We are advised that the premises are held by way of an unprotected effective fully repairing lease for 10 year from November 2021 incorporating a review and mutual break clause in November 2026.

**RENT** The current annual rent is £87,500 rising to £92,500 in November 2023, £95,000 in November 2026 and £100,000 in November 2027.

**PREMIUM** Our clients are seeking premium offers (price on application) for the benefit of their premises licence, leasehold interest and trade fixtures and fittings. Details upon application.

**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 Selsian client account. Further details upon application.

**PLEASE NOTE** All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

For further information contact Stephen Bagatti on [steve@selsian.com](mailto:steve@selsian.com) / 07594 097 078

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