

CITY OF LONDON EC3 | 3AM LICENCED BAR & RESTAURANT TO LET | 6,271FT² / 582 M²
SUBJECT TO VACANT POSSESSION



THIS IS AN EXTREMELY CONFIDENTIAL DISPOSAL AND UNDER NO CIRCUMSTANCES IS ANY APPROACH TO BE MADE DIRECT TO THE UNIT STAFF

LOCATION The property is located in The City of London nestled in a densely populated office district.

DESCRIPTION The unit is fully fitted to a high standard, featuring a full commercial kitchen and generous back of house areas. Fittings are likely to be included – further details upon application. Layout and approximate GIAs are as follows:

Ground Floor (bar, office, stores)	1,861 ft ² / 172.9 m ²
Basement (trading, kitchen, stores)	4,410 ft ² / 409.7 m ²
Outside Terrace	unmeasured
Total	6,271 ft² / 582.6 m²

PREMISES LICENCE The City of London advises that the property benefits from a Premises Licence that permits the Sale of Alcohol, Late Night Refreshment, Recorded Music and Live Music with a terminal hour of 3am, 7 days a week.

BUSINESS RATES The VOA website advises the current Rateable Value is £106,000 giving rise to a rates payable of approximately £37,000 for FY 2025/26 taking into account the Hospitality & Leisure Rates Relief Scheme. Interested parties should make their own enquiries in regard to business rates.

TENURE Subject to vacant possession, the property is available by way of a new fully and repairing lease which is to be contracted outside the security of the Landlord & Tenant Act.

RENT Our clients are seeking rental offers in excess of £140,000 per annum exclusive of any other outgoings.

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, 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 costs.

For further information contact:
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