



1 BREAD STREET, CHEAPSIDE, ST PAUL'S, LONDON EC4M 9BE

Triple fronted fully fitted restaurant opposite One New Change

New Lease Available - Class E Restaurant || Circa 200 covers

5,260 SQ FT / 489 SQ M



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LOCATION

The property is situated beneath Bow Bells House, a 215,000 sq ft office development on Bread Street just off Cheapside at the prominent corner with Watling Street opposite One New Change and in view of St Paul's Cathedral.

Local connections are excellent being situated between Bank and St Paul's London Underground Stations with Mansion House and Cannon Street within a 5-minute walk to the south.

Local restaurant and leisure occupiers include **Burger & Lobster, Gordon Ramsey's Street Pizza, F1 Arcade, The Ivy Asia, Puttshack, Coq d'Argent, Madison** and **Enoteca da Luca**.

Local retail occupiers include **Sweaty Betty, Cos, Boss, Greggs, Lloyds TSB** and **Hotel Chocolat**.

TENURE

A new lease for a term to be agreed (subject to vacant possession).

RENT

POA

ACCOMMODATION

The premises are arranged over ground floor only, with a triple frontage on Bread Street and a return frontage on Watling Street.

The current restaurant configuration allows for circa 200covers, with full kitchen extract (600x600), kitchen and customer WCs.

There is also a dedicated loading and servicing bay to the rear of the premises.

The unit has the following approximate floor area:

Ground Floor	5,260 sq ft	489 sq m
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RATES (2024/25)

Rateable Value : £151,000

Rates payable (UBR multiplier: £0.584):	£88,184
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A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2024 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority.

PREMISES LICENCE

The current premises licence allows for 10:00hrs-00:00hrs.

USE

The premises benefit from Class E planning consent. All uses will be considered.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk.

CONTACT

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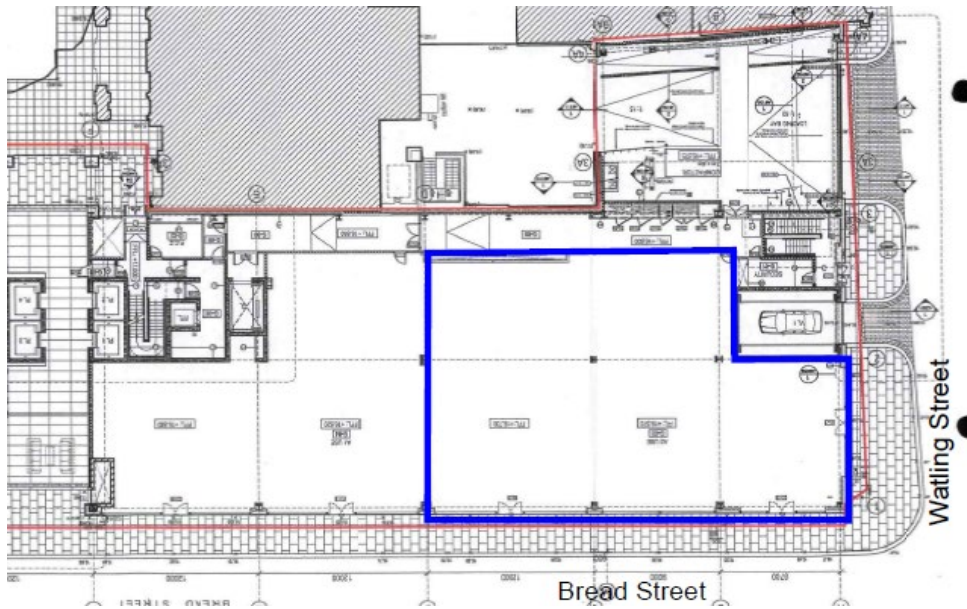
George Brooke gb@stephenkane.co.uk 07739 913 888

AML

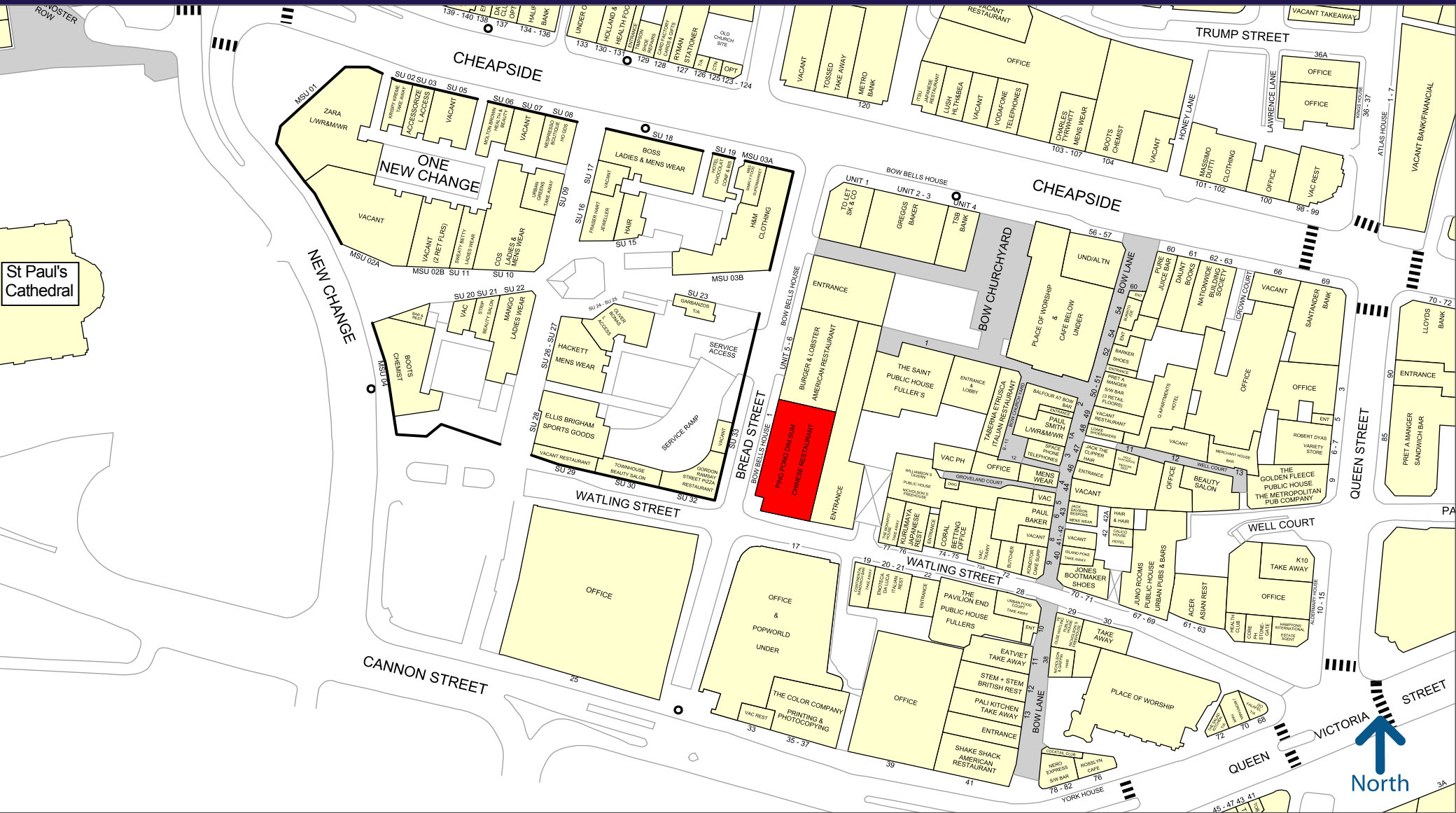
Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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