
SHOREDITCH

5 LEONARD CIRCUS EC2



FITTED RESTAURANT OPPORTUNITY
NEW LEASE AVAILABLE



LOCATION

The premises are located at Leonard Circus at the intersection of Leonard Street and Paul Street close to Old Street roundabout. Leonard Circus and the surrounding area is home to a mix of residents and workers that benefit from a wide range of restaurants, cafes and shops. Nearby occupiers include **PhotoBookCafe**, **Ozone Coffee**, **Grab Thai**, **St Leonard's**, **Silvios** and **Q Shoreditch** along with pop up food stalls.

ACCOMMODATION

The premises are fitted to a good standard and arranged on ground floor & basement floors providing the following approximate net internal floor areas:

Ground Floor	61.87 sq m	666 sq ft
Basement	73.11 sq m	787 sq ft
Total	134.98 sq m	1,454 sq ft

There is small external area within the demise for outside seating.

There is potential to create a large configuration by amalgamating with adjacent unit 6 Leonard Circus (approx. 2,640 sq ft in total).

TENURE

The shop is available by way of a new FRI lease subject to vacant possession for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Rental offers in excess of £55,000 per annum exclusive.

USE

The premises benefit from Class E use and has most recently been used as restaurant premises. Interested parties are advised to make their own enquiries to the Hackney Borough Planning Department.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value: £50,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

The staff are not aware of the impending disposal so all viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

Ted Parr
020 7183 0589
tp@bcretail.co.uk

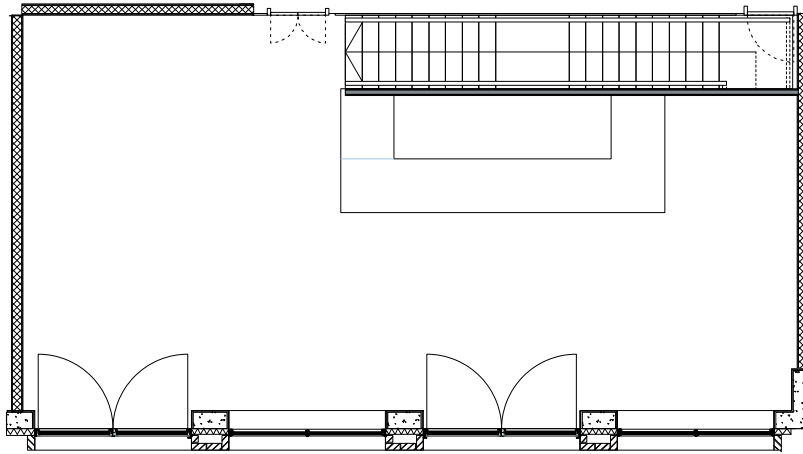


3rd Floor
16 Ingestre Place
London W1F 0JJ

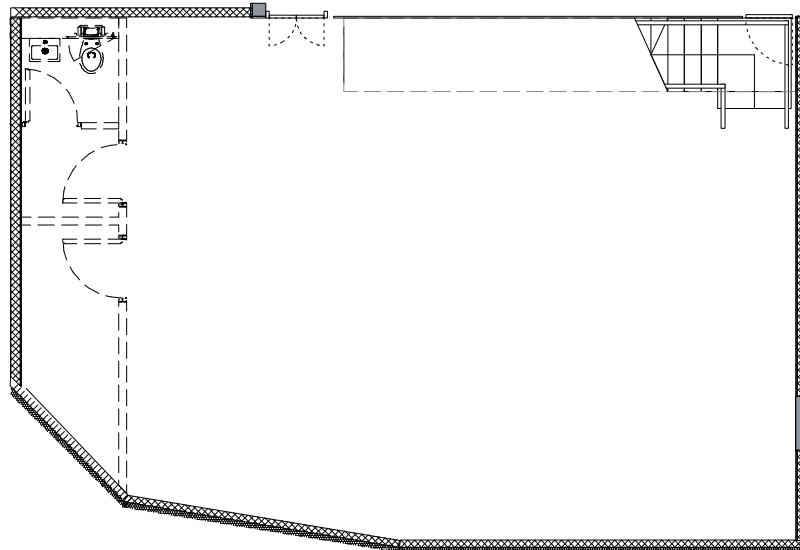
www.bcretail.co.uk

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GROUND FLOOR



BASEMENT



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

