

# Fitted restaurant to let.

London, 171-176 Aldersgate Street.

EC1A 4HT.



Fully fitted restaurant unit.

Large floorplate.

Opposite the Museum of London.

## Contact.

### Callum Stephenson

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### Callum Mortimer

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## Location.

The premises are situated in a prominent location on Aldersgate Street in the north west area of the City of London, opposite the **Museum of London**.

Nearby occupiers include **Pret A Manger, NCP Car Park (670 spaces), DLA Piper, Osborne Clarke, Pure Gym, Giant Cycles** and **The Coriander**.

The premises comprise a fitted restaurant with existing extraction and a large floorplate over ground floor and basement with a storeroom at the rear. The upper floors consist of 81 residential units as part of the wider building known as London House.

## Accommodation.

We estimate the gross internal floor areas to be

Ground Floor	551 sq m	5,935 sq ft
Basement	51 sq m	547 sq ft

## Rent.

Rental offers in excess of £100,000 pax are invited.

## Business Rates.

**Rateable Value** £41,250

**UBR (2022/23)** 50.7p

Interested parties are advised to make their own enquiries with the Local Authority on 020 7332 1318.

## Lease Terms.

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

## Energy Performance Certificate.

Band D. Report available on request.

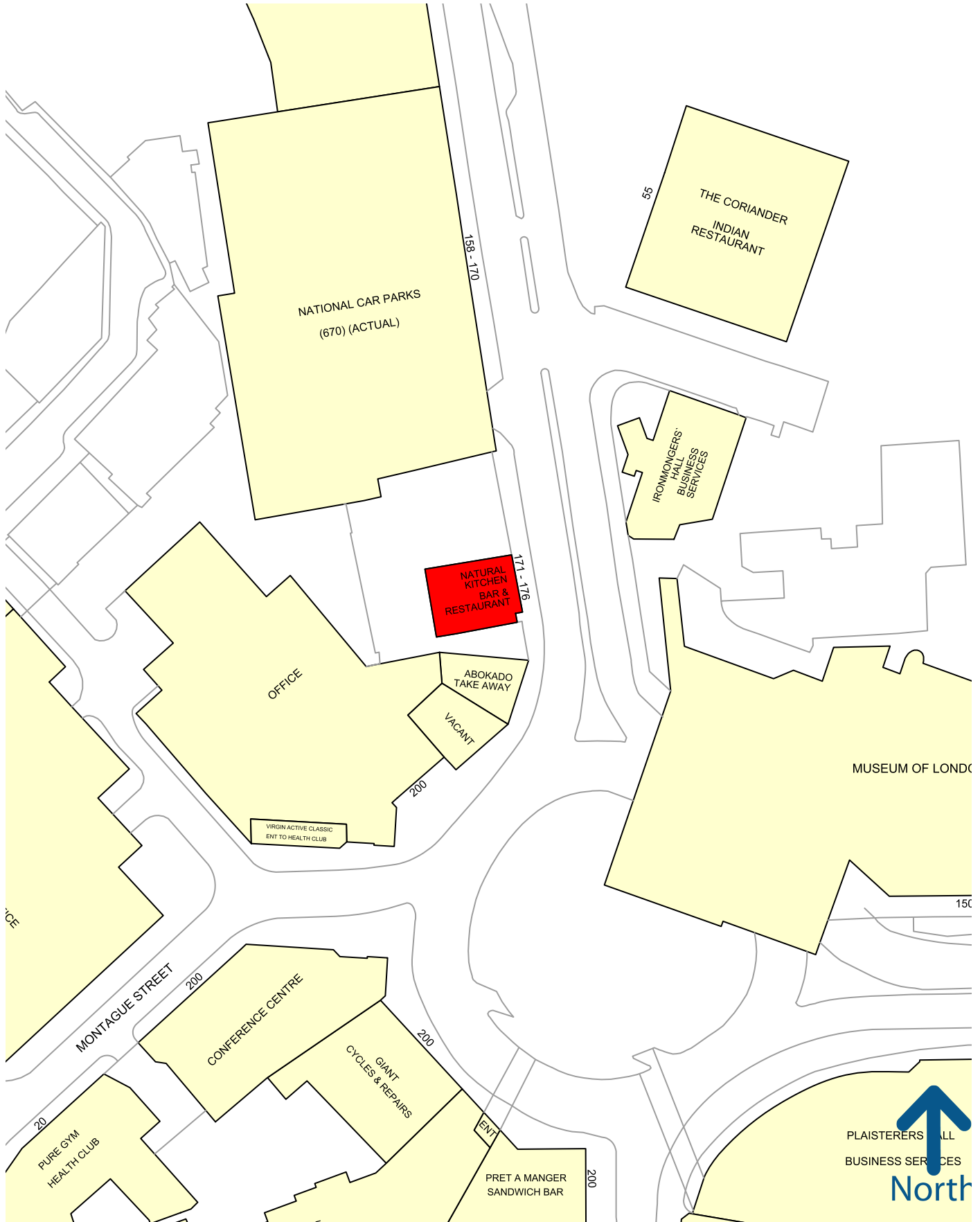
## Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2022

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