



*****A public house / restaurant opportunity*****

Wine Lodge

143 Fenchurch Street, EC3M 6BL

Leisure, Retail

TO LET

3,443 sq ft

(319.87 sq m)

- Excellent City core location adjacent to the Leadenhall Market
- Available on a new lease for a term to November 2029.
- The unit is split over Ground and Lower Ground floors

Summary

Available Size	3,443 sq ft
Rent	£110,000 per annum exclusive (guiding)
Rates Payable	£17.11 per sq ft est pa payable
Rateable Value	£112,000
Service Charge	£1.25 per sq ft pa est (2024)
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The unit benefits from the previous tenant's fit out in situ consisting of a bar on the ground floor and a bar plus a kitchen and dining area on the LG floor.

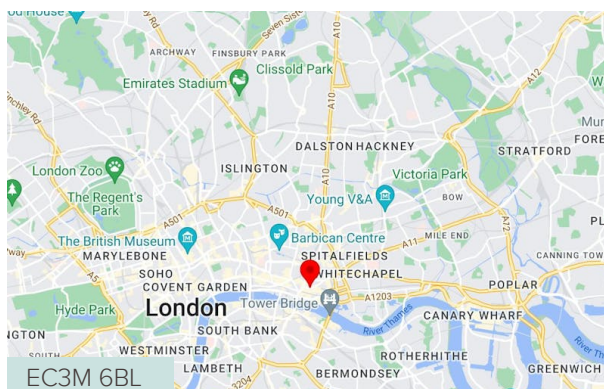
The LG floor also features storage space with a keg lift installed.

All retained installations are available as seen and have not been tested.

Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m	Availability
Ground	920	85.47	Available
Lower Ground	2,523	234.39	Available
Total	3,443	319.86	



Viewing / further information

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