

TO LET £97,500 PER ANNUM

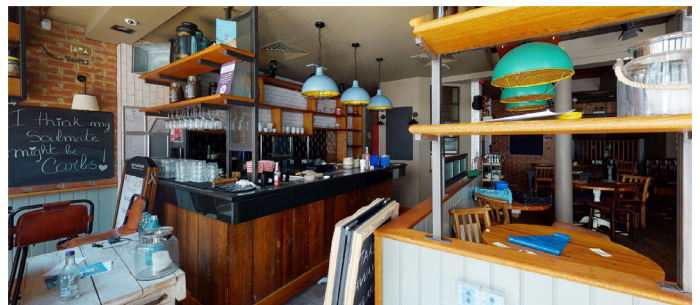
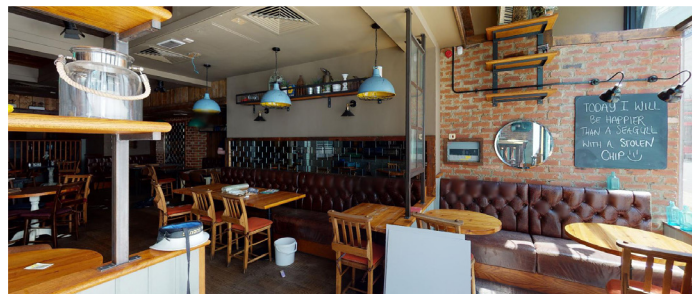
FORMER JOE'S KITCHEN

34-36 Ludgate Hill, London, EC4M 7DE



Key Highlights

- Rare licensed premises opportunity with a prominent frontage in the City of London
- Iconic location near St Paul's Cathedral
- Walking distance from Overground and Tube Station
- Attractive period property
- Nearby operators include Greene King, Wagamama, Pret A Manger and Côte Brasserie
- Available by way of new sublease on terms to be agreed



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Location

The location of St Paul's is referred to as the Cathedral and the immediate surrounding area forms a prestigious, historic part of the Square Mile in the City of London.

The property occupies a prominent position on the north side of Ludgate Hill, with St Paul's Cathedral visible from the property and St Paul's Tube Station and City Thameslink Station just a short walk away. Nearby operators include Greene King, Pret A Manger, Côte Brasserie, Wagamama, Greggs, McDonald's amongst various others.

Description

Former Joe's Kitchen is situated over the ground floor, lower ground floor and basement of a six storey period property with a modern glazed frontage.

Former Joe's Kitchen presents an excellent opportunity to acquire a leasehold licensed premises in the heart of the City of London. It is likely to be of interest to bar, restaurant and public house operators.

Accommodation

Internally, the ground floor comprises of the main trading area which can accommodate a total of around 150 covers and a bar servery.

The lower ground floor includes a fully fitted commercial kitchen, prep area and associated stores.

Ancillary areas on the ground, lower and basement levels include customer WC's (including disabled), staff room, staff WC, cold room and a number of stores.

Approximate Floor Areas

FLOOR AREA	SQ M	SQ FT
Ground	179	1,930
Lower Ground	159	1,712
Basement	70	757
Total	408	4,399

Licencing

The premises licence has now lapsed and the new licence will be applied for in due course.

Terms

The premises are available either by a new sublease at a rent and terms to be agreed subject to landlord's consent or an assignment of the existing lease that expires on 17th August 2032. The headlease rent is £132,000 per annum.

Services

We are verbally advised that all mains services are connected to the property.

Incentives

May be available subject to status.

Service Charge

A service charge is applicable on this property. Further details are available upon request.

Fixtures & Fittings

Fixtures and fittings which are in the absolute ownership of the Lessor and in situ on completion are included in the letting. Any branded or leased items and any items owned by third parties will be excluded. An inventory will not be provided.

EPC

The property has an EPC rating of B. A copy of the EPC is available upon request.

Rateable Value

The current Rateable Value is assessed at £113,000 per annum.

VAT

VAT will be applicable on the letting of this property.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

Viewings

The property is currently closed and therefore all viewings must be arranged by prior appointment via the sole letting agents Savills.

Contact

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