

PROPERTY PARTICULARS

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Property Consultants
& Estate Agents

TO LET

**RESTAURANT & BAR PREMISES
4,187 SQ FT APX.**



**3,4,5 BLEEDING HEART YARD, OFF
GREVILLE STREET, LONDON EC1N 8SJ**

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





3,4,5 BLEEDING HEART YARD, OFF GREVILLE STREET, LONDON EC1N 8SJ

LOCATION Situated in a courtyard off Greville Street, the premises are in the heart of Farringdon, and a few yards from Hatton Garden.

Transport links are excellent with Farringdon underground (Circle, Hammersmith & City and Metropolitan lines) and railway stations within a couple of minutes walking distance, and Chancery Lane underground station(Central line) very close by.

DESCRIPTION Ground floor and basement restaurant premises in a private courtyard setting, the premises were last occupied by the Bleeding Heart Restaurant, which for many years , was one of the area's most popular restaurants.

AREA <i>(all measurements are stated approx.)</i>	Ground floor	1,019 sq ft
	Basement	3,168 sq ft
	Total	4,187 sq ft

RENT £90,000 per annum exclusive.

BUSINESS RATES Rateable Value £106,000. This is not the rates you pay.

We understand annual business rates payable are £54,272. However, interested parties are advised to make their own enquiries.

USE Restaurant and ancillary bar

LICENCE We understand that the premises is licensed for sale of alcohol from 12.00-23.00 , 7 days per week.

Interested parties are advised to make their own enquiries.

EPC C/60

LEASE Full repairing and insuring lease to be granted direct from the Freeholder on terms to be agreed by negotiation.

VIEWING [Through sole agents](#)

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