

FULLY FITTED 5,000 SQFT SOUTH BANK RESTAURANT TO LET – NEW LEASE

LONDON

74, Blackfriars Road, London, SE1 8HA



Location

Blackfriars Road runs due South from Blackfriars Bridge between Waterloo and London Bridge and the restaurant is located by the intersection with The Cut and opposite Southwark Tube Station. This is a heavily populated employment district by day and after work with large office buildings and Guys Hospital nearby, while also being close to the tourist attractions of The South Bank, the Tate Modern and Royal Festival Hall, The Old Vic and The Young Vic theatres, The Globe, Millennium Bridge and Borough Market. Premier Inn, Holiday Inn, Ibis, Citizen M, Mercure and The Hoxton Hotels are all within walking distance.

Nearby restaurants of note include the renowned **Anchor & Hope**, **Bala Baya**, **Roas's Thai**, **Flat Iron**, and **Nando's**.

Tenure

A new FRI lease is available for the fully fitted premises. No premium is being asked.

Planning and Licencing

The property benefits from a bar and restaurant planning consent and a premises licence that allows alcohol to be served without food until midnight and with food until 1AM.

Accommodation

The substantial restaurant is arranged all at ground floor and has a particularly attractive dining room with timber beams and a large glass roof introducing lots of natural light by day and an attractive feature at night. The restaurant including the kitchen is fully equipped to a high standard and has been recently completely renovated. There is a large office upstairs. Floor areas as follows:

Ground Floor:	4,958 sq ft	460.64 sq m
First Floor:	1,029 sq ft	95.62 sq m
Total:	5,987 sq ft	556.26 sq m

Rent

On application.

Rates

Current rateable value (1 April 2023 to present) is £112,000.

Legal Costs

Each part to be responsible for their own legal and professional costs incurred in this transaction.

EPC

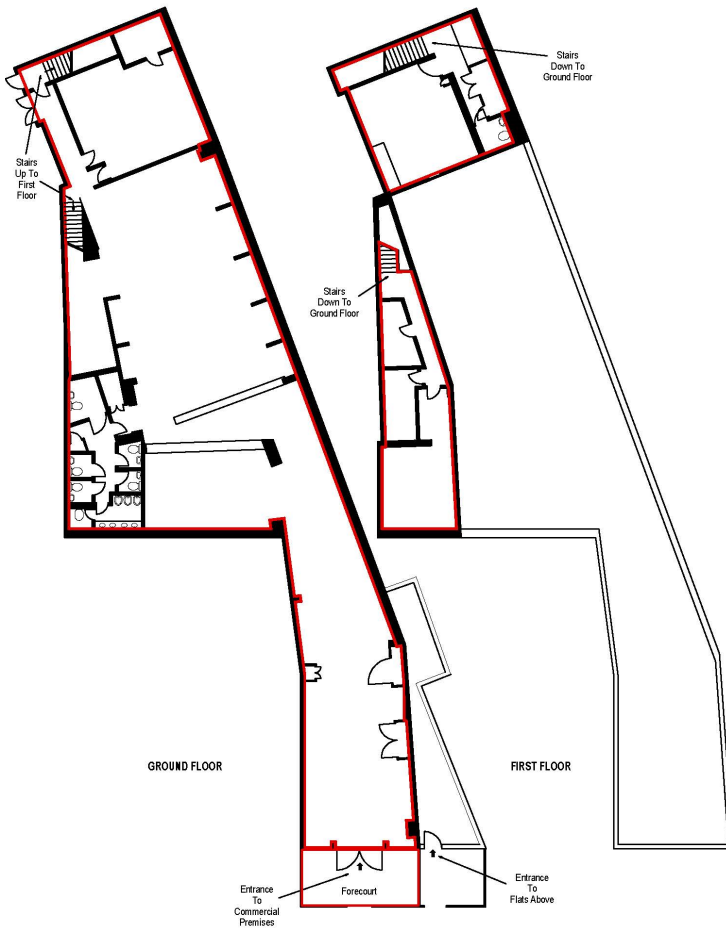
A valid EPC for this property can be made available upon request.

SAVILLS LONDON

33 Margaret Street
London W1G 0JD

savills.co.uk

savills





VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

Josh Leon

josh.leon@savills.com

+44 (0) 7951 023 263

George Collison

george.collison@savills.com

+44 (0) 759 032 9557

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

April 2023

savills