



Murray Commercial
Property Consultants

For Sale

Cirque Late Night Bar G/Floor And Basement

323 Old Street
London EC1V 9LE

Bar

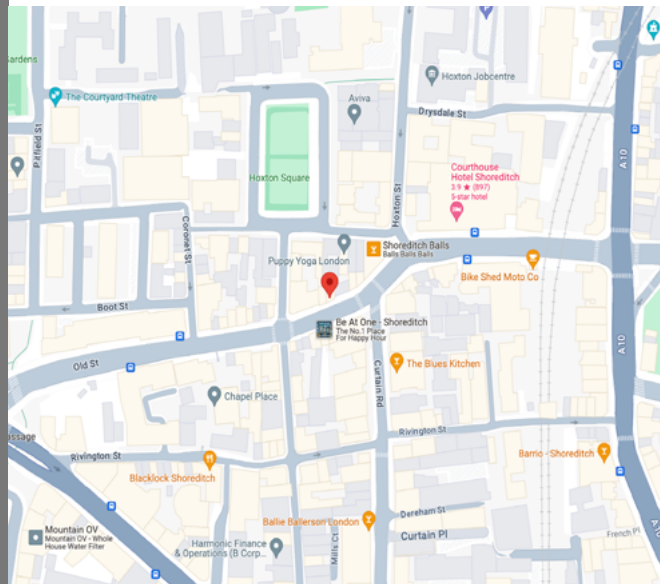
- Free of Tie Lease
- 100 Capacity
- Close Proximity to Shoreditch High Street and Old Street Stations.
- 2am Premises Licence
- Exceptionally Low Rent and Business Rates
- Lease comes With Landlord and Tenant Rights



Location

The property occupies a highly prominent position on Old Street which offers an occupier an enviable position with high visibility

Shoreditch is one of London's most vibrant, diverse and sought after locations; favoured by both innovative start ups and some of the largest TMT organisations as well as a wide choice of restaurants, coffee houses, bars, clubs and hotels.



Description

One of Old Street's true hidden gems. Cirque is a vibrant cocktail bar with a playful circus theme. Kitted out with all sorts of quirky memorabilia. Cirque is a light-hearted, quirky little venue, perfect for small conferences, cocktails and private functions.

Licence

A Premises Licence prevails. The main licensable activities being:

Sale by Retail of alcohol for consumption on and off the premises.

09:00 - 00:00 Sunday - Wednesday
09:00 - 02:00 Thursday - Saturday

Business Rates

The property is an area administered by The London Borough of Hackney. The VOA website shows the current rateable value is £18,000 giving rise to rates payable of approximately £2246 per annum for qualifying businesses. The rates payable incorporates the Retail, Hospitality and Leisure Relief Scheme.

Terms

The vendor is selling the residue of their 20 Year Lease which expires on 26th July 2030. The lease will be within the Security of Tenure Provisions of Part 2 of the Landlord and Tenant Act

1954 (as amended). There is an upward only rent review on 26th July 2025.

The rent (including the managing agent's fee which the tenant is responsible for under the lease) is £27,300 per annum.

Premium

The seller requires a premium for the benefit of the lease and their goodwill. Price on application.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

James Bacon

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