



78 Great Eastern Street, London EC2A 3JL

Location

The premises are directly opposite the Hoxton Hotel and located close to the junction with Old Street, a short walk from Old Street Station. Shoreditch is popular throughout the day, as well as being an evening and late-night destination, with many highly regarded restaurants, bars and nightclubs. The area also benefits from a large residential and office worker catchment. Gloria, Blacklock, Wahaca, Butchies, and numerous other F&B operators are in the immediate vicinity. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises are arranged over ground floor and basement and are fully fitted. The ground floor comprises customer seating and bar servery. Stairs and disabled lift lead to the basement where additional seating, bar, kitchens, toilets and storage are located. We understand the gross internal area to be:

Ground Floor	120 sq m	1,292 sq ft
Basement	375 sq m	4,036 sq ft
Total	495 sq m	5,328 sq ft

Tenure

The premises will be available by way of a new FRI lease on terms to be agreed, subject to Vacant Possession.

Rent

Rental offers in the region of £180,000 pax will be considered.

Planning / Licencing

The premises benefit from E Class.

There is a premises licence in place allowing the sale of alcohol at the following times:

Monday - Saturday	11.00 to 23.30
Sunday	12.00 to 22.30

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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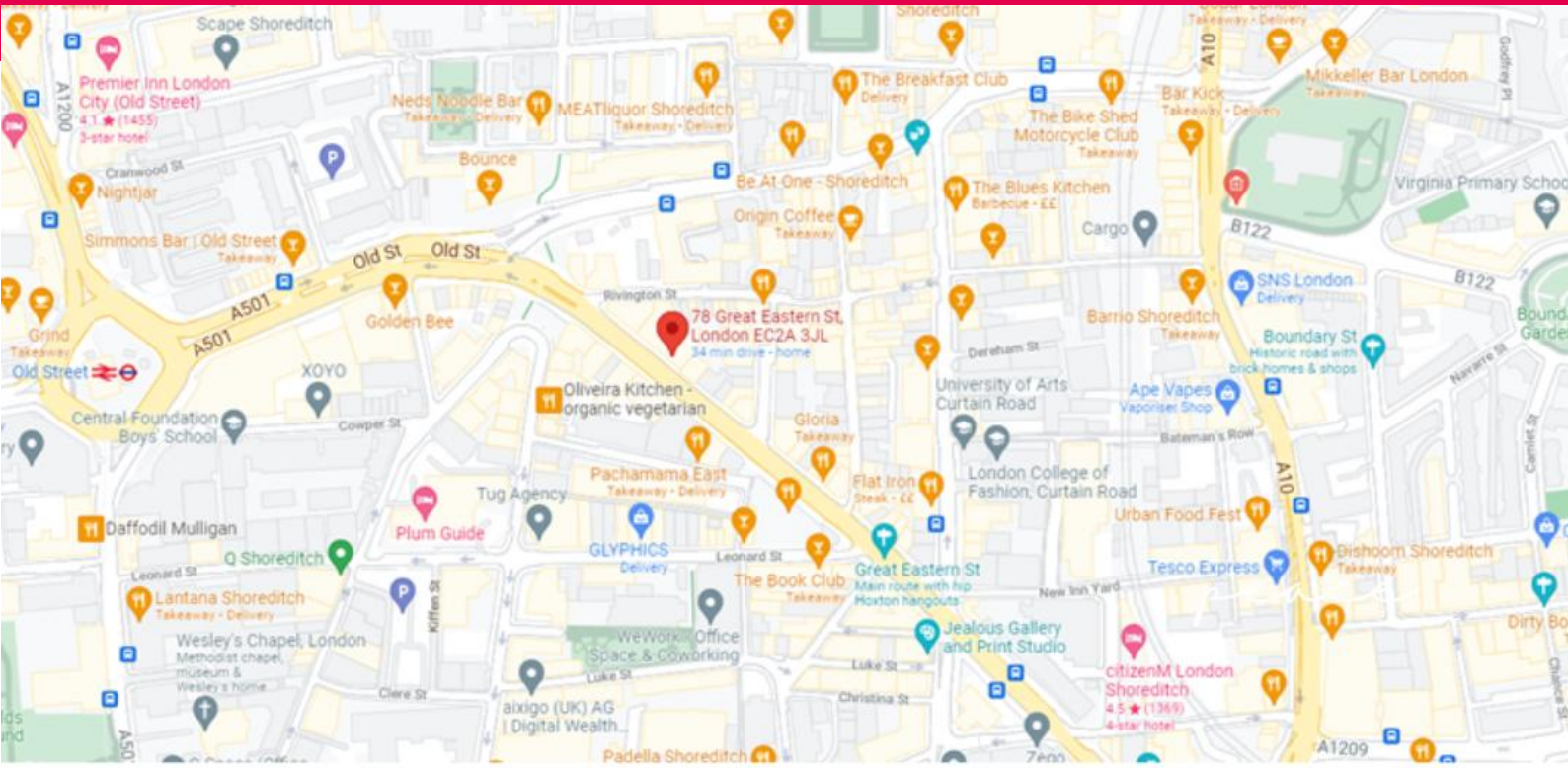
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**DAVIS
COFFER
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**SUBJECT TO VACANT POSSESSION
NEW LEASE – GREAT EASTERN STREET, EC2**

5,300 SQ FT FULLY FITTED RESTAURANT OPPORTUNITY



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