

# No. 7



# Ironmonger

# Lane

# EC2



Prime restaurant opportunity in  
the heart of the City of London

# A new City hotspot



for food  
& drink

## The Opportunity

Ground floor corner restaurant opportunity located a minute's walk from Bank station.

The restaurant faces onto Ironmonger Lane within The Whittington Building – a contemporary mixed-use development incorporating 36,000 sq ft of luxury office space and a new passage through to Frederick's Place.

The space benefits from an ample amount of natural light with large windows on three façades, and external seating to the front of the unit, subject to landlord's approval.



Ideal location  
next to Bank



Contemporary  
restaurant space



Outside seating  
area provision



Established  
trading location





1. Where's Fred's
2. The Ned
3. 1 Lombard Street
4. The Anthologist
5. Fortnum & Mason



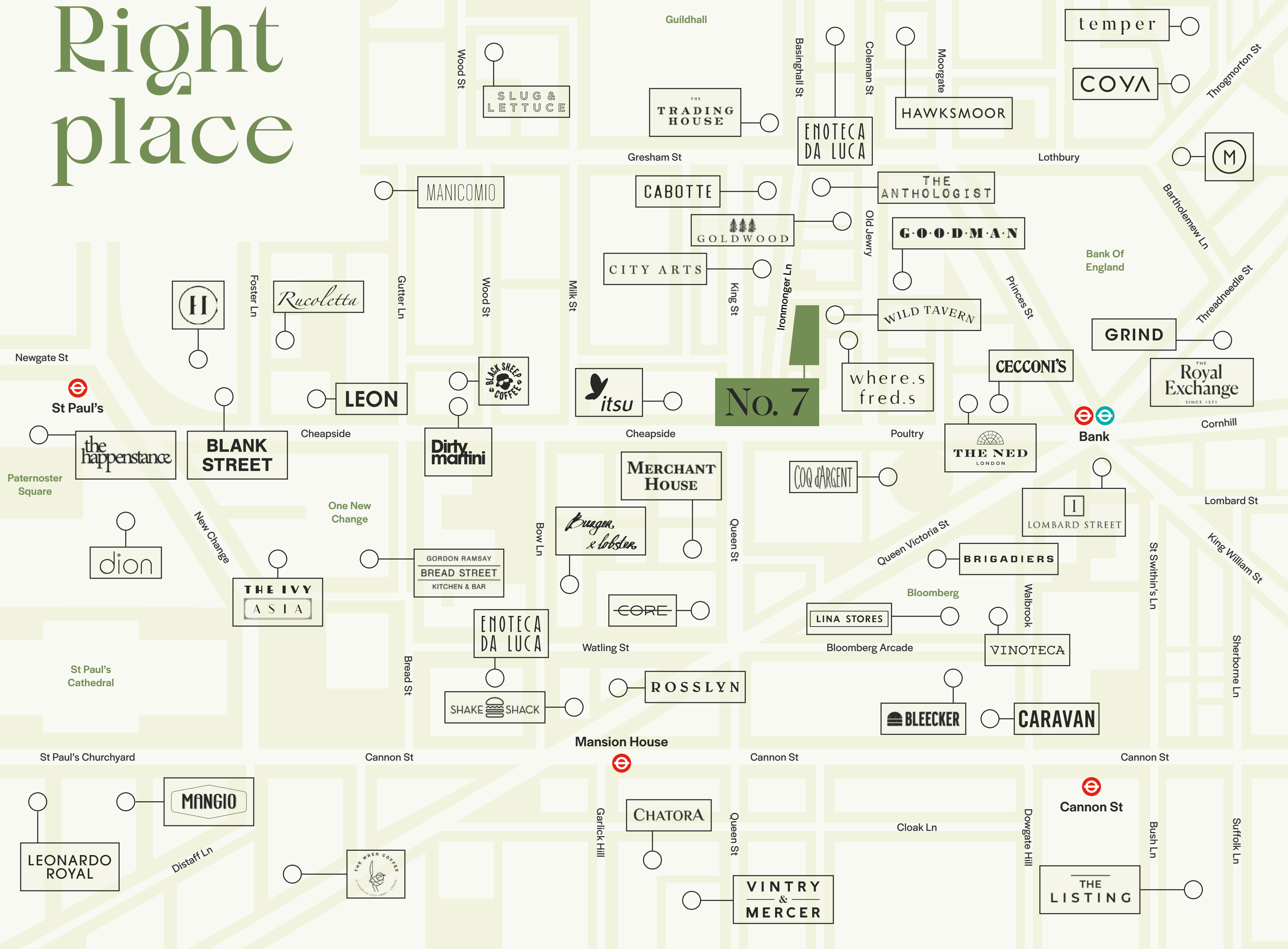
#### The Location

The restaurant occupies an ideal location, just a short walk from Bank Station.

7 Ironmonger Lane's position is highly desirable, nestled amongst major retail restaurant and leisure destinations such as The Royal Exchange, Bloomberg Arcade, One New Change and many more.

The property's immediate neighbours include Where's Fred's, Wild Tavern, Goldwood and Goodman.

# Right place



## The Situation

The City's dining scene continues to flourish, with the arrival of Wagtail, Blacklock and The Wolseley.

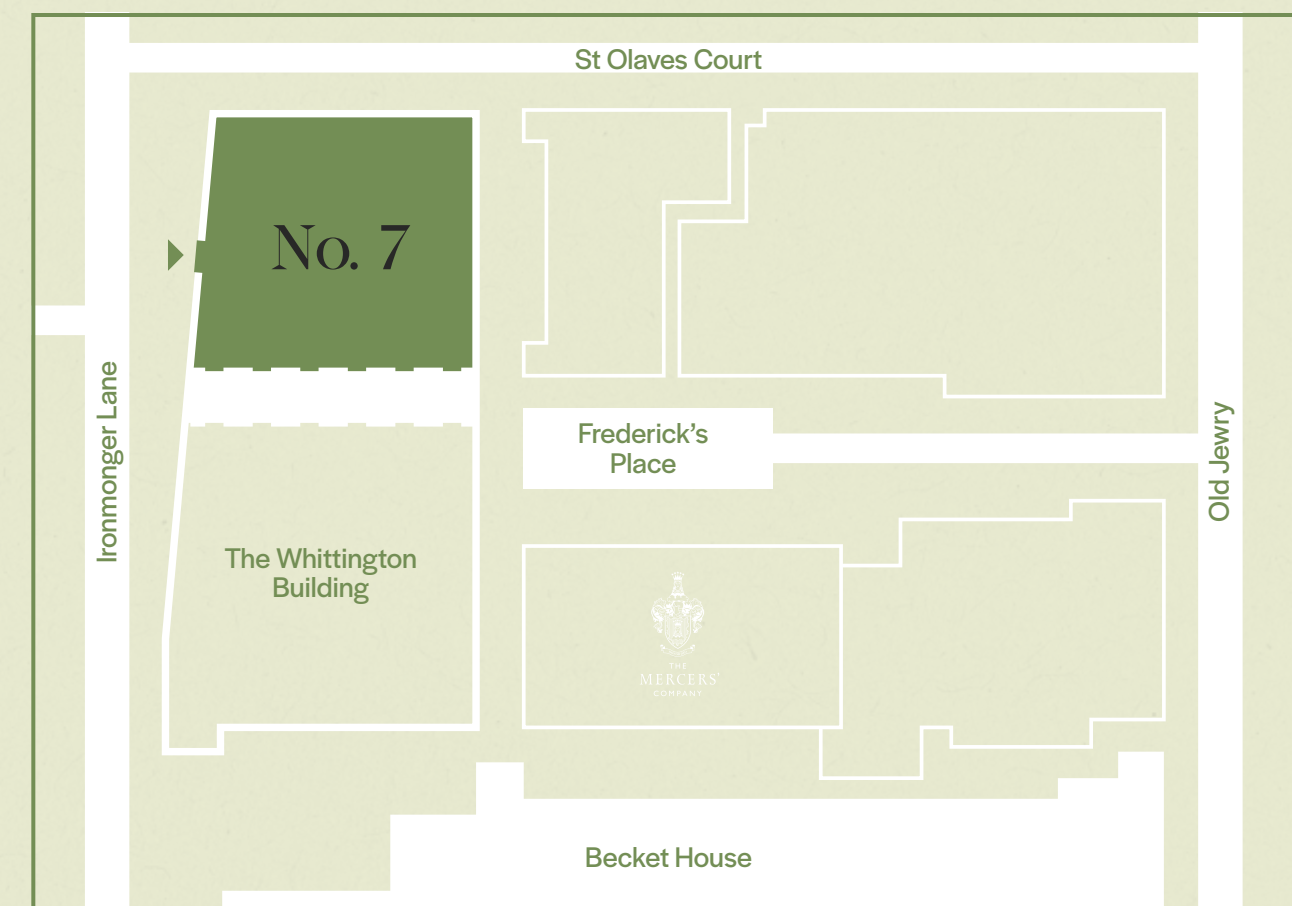
The space provides an exciting opportunity to benefit from an established trading location, with long-standing neighbours such as Goodman, The Ned and The Anthologist.



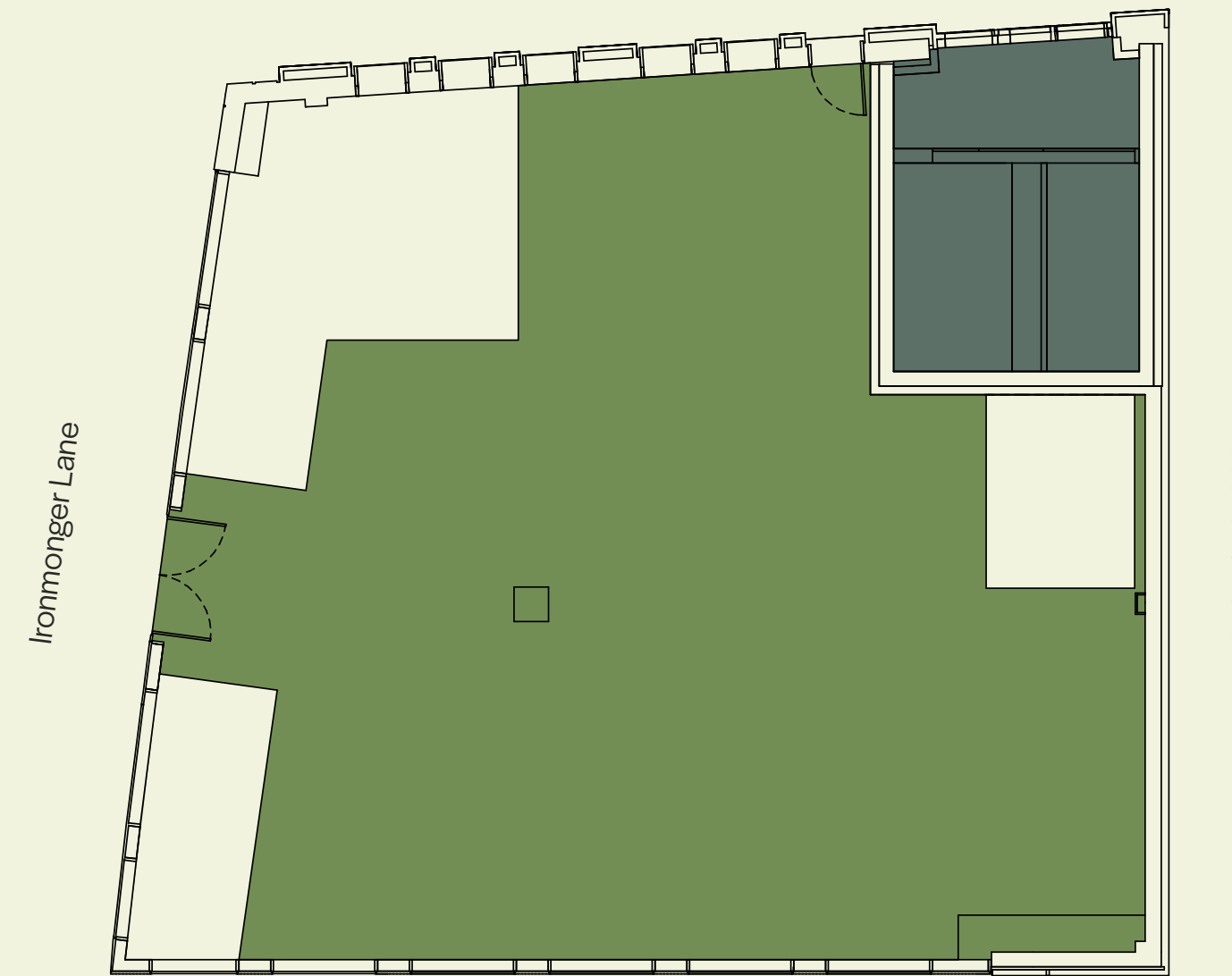
Accommodation

# Space to thrive

Floor	Sq Ft	Sq M
Ground	2,420	225
Basement	2,676	249
<b>Total</b>	<b>5,096</b>	<b>474</b>

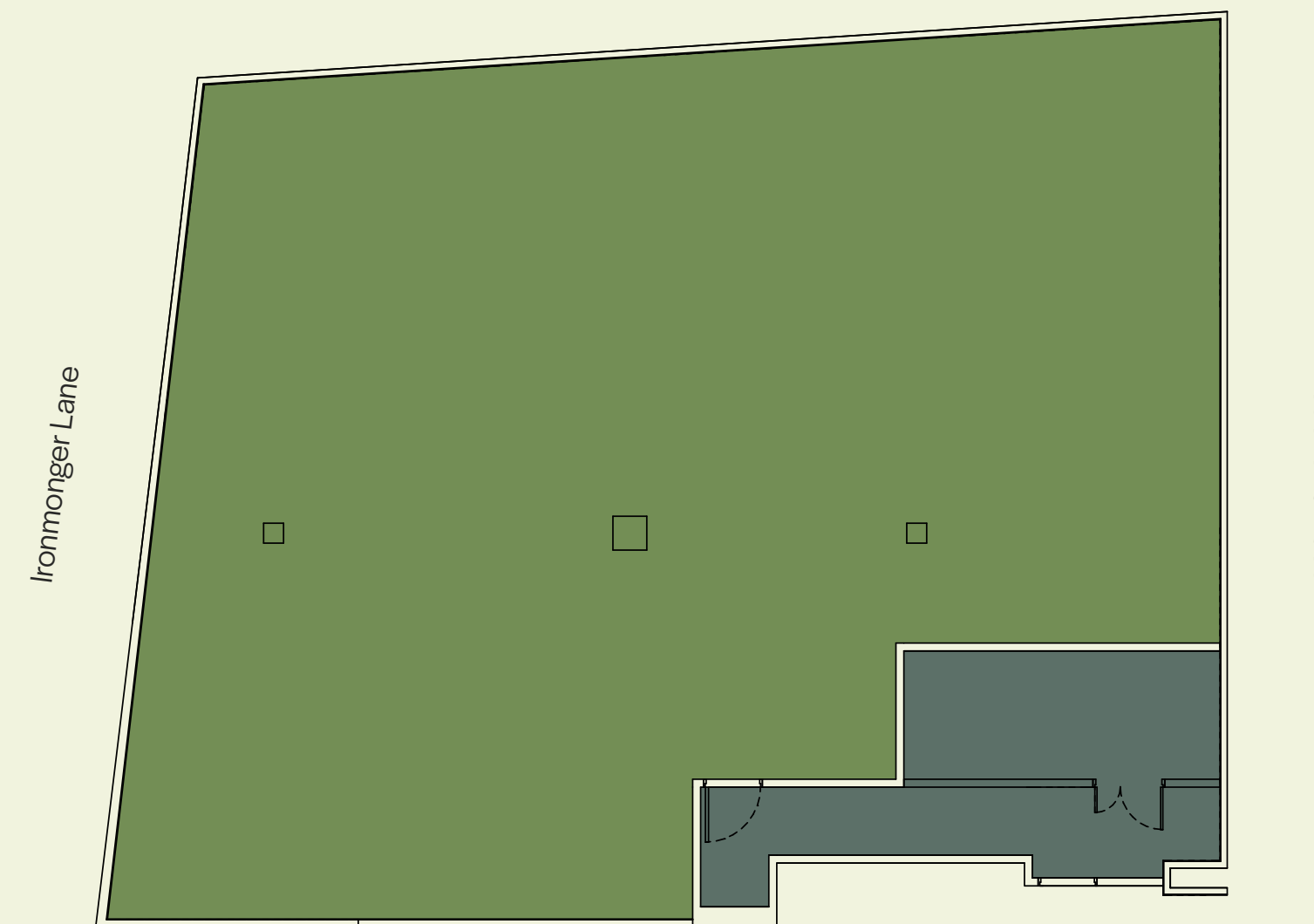


## Ground floor 2,420 sq ft / 225 sq m




- Restaurant
- Opening in slab
- Core / substation

## Basement 2,676 sq ft / 249 sq m



Floorplans not to scale.  
For indicative purposes.



# Further Information

## Planning & Licensing

The unit benefits from Class E planning consent and extract route. The operator will need to apply for a premises licence with support of the landlord. The unit will benefit from external seating on Ironmonger Lane subject to landlord's approval.

## Tenure

The property is available on a new and effectively full repairing and insuring lease contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## Rent

Base rent upon application. The base rent will be exclusive of rates, VAT (if applicable) and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

## Service Charge

To be confirmed.

# Get in touch

# Distrkt.

Michael Webb  
michael@distrkt.uk  
07557 003 000

Soraya Tavakoli  
soraya@distrkt.uk  
07849 368 090



Josh Leon  
josh.leon@savills.com  
07951 023 263

Georgia Egan  
georgia.egan@savills.com  
07772 631 902



THE  
MERCERS'  
COMPANY



Basement Floor



Ground Floor

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2024.

Designed & Produced by Cre8te – cre8te.london