

Unit 2A Suffolk Lane, City of London, EC4R 0AT

Colliers

New Lease
Fully Fitted Bar



Location

The Property is located in the City of London on Suffolk Lane, close to Cannon Street Station. The immediate area is densely populated with office workers, including Cannon Green and Walbrook office developments, and within an established food and beverage pitch in the City.

The Property benefits from direct access to Cannon Street and Monument underground station.

The fitted bar forms part of the basement of a serviced apartment block above.

Nearby F&B operators in the near vicinity include **The Listing, The Vintry, All Bar One, Candlemaker and Caravan**

Accommodation

Area	Sq m	Sq ft
Ground Floor Entrance	4.18	45
Basement	164.16	1,767
Total	168.34	1,812

The basement provides the main trading area to the front, fitted to a bar specification, and ancillary accommodation to the rear.

The trading area is split into three interconnected areas by structural walls. The ceiling throughout the basement are vaulted resulting in a floor to ceiling height varying between 2m-4m.

Lease

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Licence

Available upon application.

Rent

Offers in excess of £50,000 per annum exclusive.

Service Charge

Available upon application

Rates

The property has a rateable value as of the 1st of April 2023 as shown below.

Ratable Value	£44,750
UBR (2024/25)	49.9p
Rates Payable	£22,330.25

Prospective tenants are advised to confirm any rating liability with the Local Authority.

Costs

Each party is to be responsible for their own professional and legal costs incurred in the transaction.

EPC

The property has an EPC rating of B.

Unit 2A Suffolk Lane, City of London, EC4R 0AT

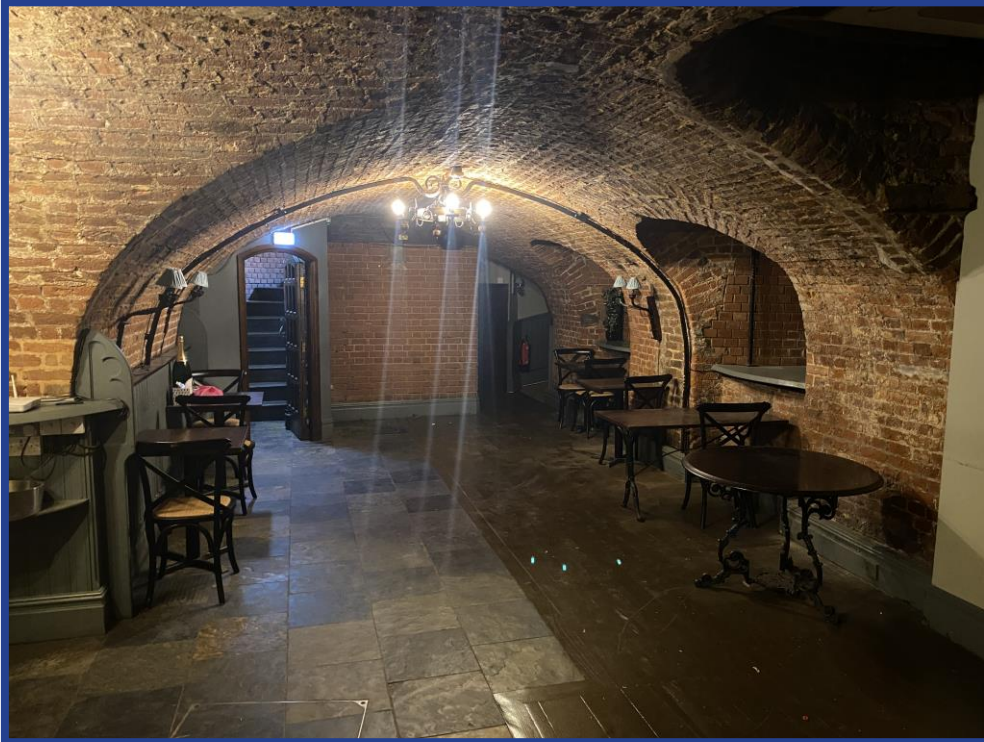


Indicative Boundary



© Crown Copyright and database rights 2025 OS AC0000629429

Unit 2A Suffolk Lane, City of London, EC4R 0AT



Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

Paul Bugeja

+44 7743 415 336
paul.bugeja@colliers.com

William Langan

+44 7824 850 611
william.langan@colliers.com



Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 14/01/2021 (20556)

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 95 Wigmore Street, London W1U 7GA.