

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	£51,000
UBR (2024/25)	43.0p
Rates Payable	£21,930

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.

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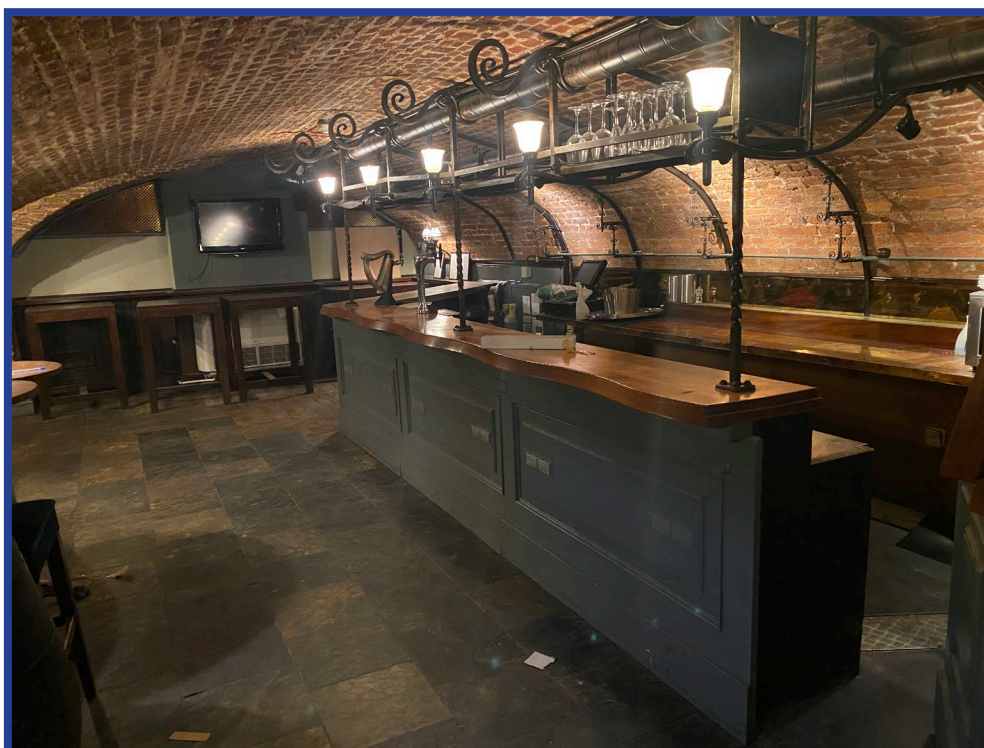
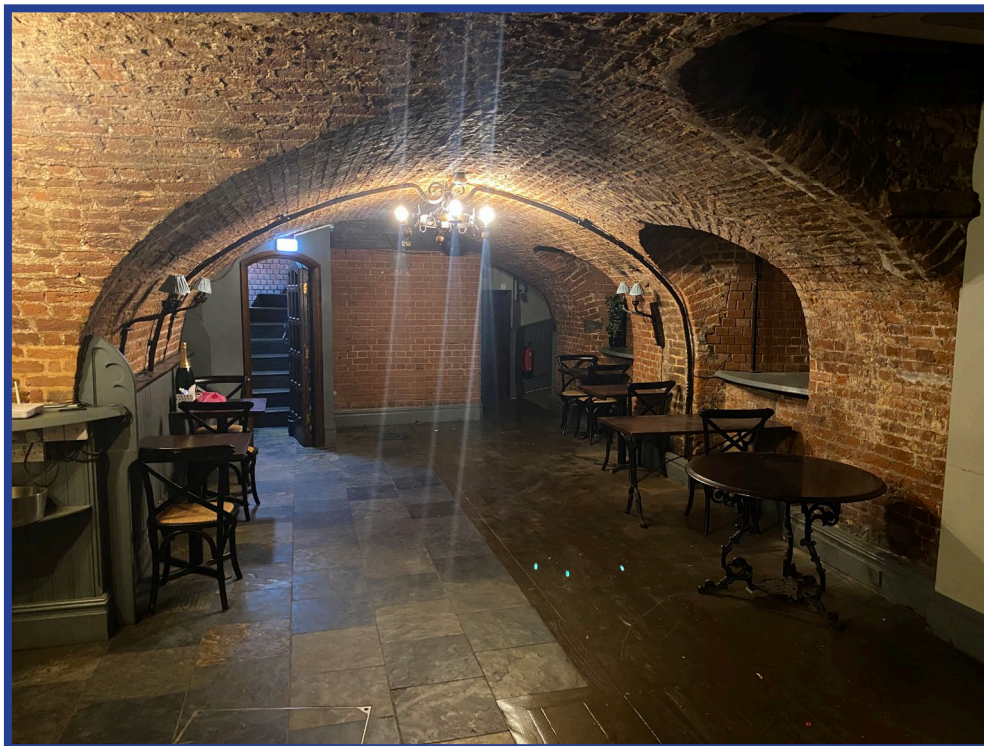
Indicative Boundary



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Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

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