



BAR / RESTAURANT PROPERTY

Farringdon / Clerkenwell

**Opposite YOTEL and Marrable's Hotel**  
**Fully-Fitted Opportunity - Former Brewdog**



Farringdon / Clerkenwell - Bar / Restaurant  
Fully-Fitted Opportunity - Former Brewdog  
**45-47 Clerkenwell Road, London EC1M 5RS**

Approx. 2,184 sq ft NIA (plus 36 external covers)

### Location

The premises are well-located along Clerkenwell Road, a 6-minute walk from Farringdon Station (Elizabeth Line, Thameslink and underground lines).

Occupiers in the vicinity include YOTEL London City, Marrable's Farringdon Hotel, EC1 Coffee House, Knockbox Coffee, Nowy Styl and Kusch+Co showroom, ØRN Furniture showroom and The Zetter Clerkenwell hotel.

This is a unique opportunity to occupy a highly-prominent, triple-fronted bar / restaurant unit, being offered on a new lease in a fully-fitted condition.

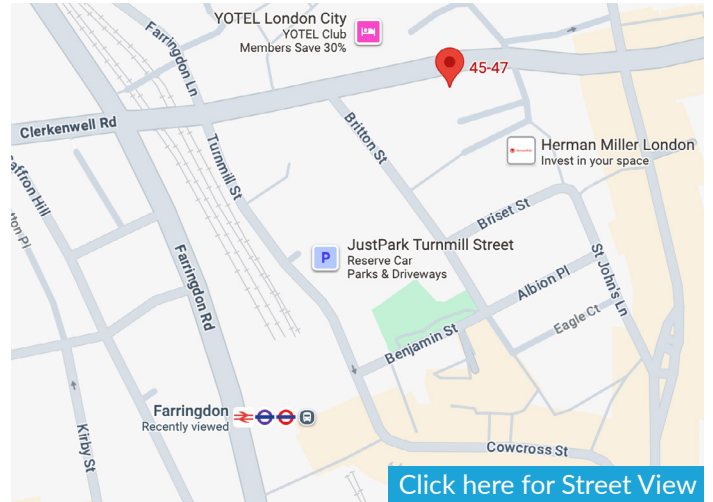
Nearby



EC1 Coffee House



**Opposite YOTEL and Marrable's Hotel**  
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### Accommodation

Arranged over Ground and Lower-Ground Floors, providing the following approx. Net Internal Areas.

Ground Floor ( <i>sales</i> )	1,267 sq ft
Lower-Ground ( <i>sales, bar, kitchen</i> )	917 sq ft
Pavement ( <i>licenced</i> )	36 covers
<b>Total Net Internal Area</b>	<b>2,184 sq ft</b> 202.97 sq m

### Lease

New lease available for term to be agreed, at a guide rent of £130,000 per annum. Rent is exclusive of VAT, rates and all other outgoings.

**Subject to Vacant Possession.**

### Premises Licence

The Premises Licence allows:

**Supply of Alcohol:**

Until 12:00 am - Monday to Sunday

### Rates

We understand that the property is assessed as follows.

**Rateable Value:** **£172,000**  
**Rates Payable:** **£82,560**

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief. **Please note:** The Landlord is currently pursuing an appeal.

### Legal costs

Each party to be responsible for payment of their own costs.

### EPC

An Energy Performance Certificate is available upon request.

### Contact

All enquiries to sole-agents:

**Theo Benedyk** - [tb@lewiscraig.co.uk](mailto:tb@lewiscraig.co.uk)  
020 7009 0486

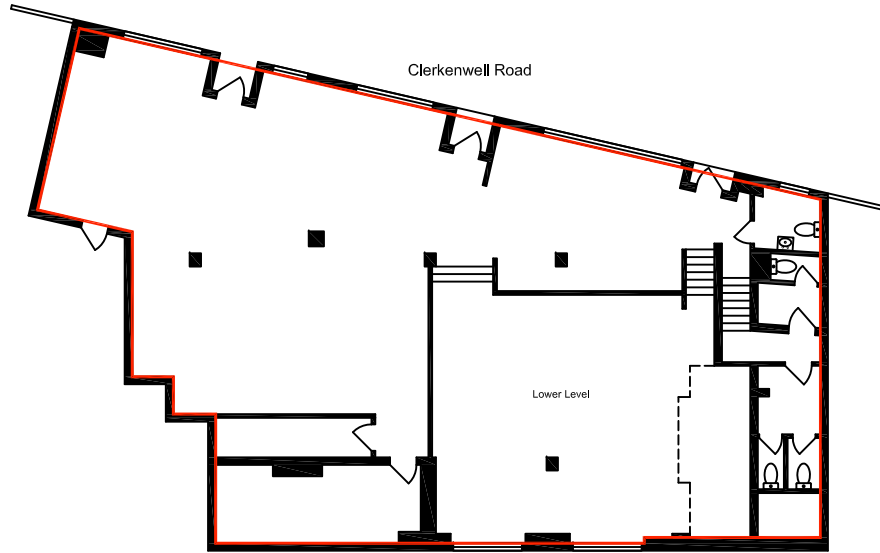
**Richard Grossman** - [rg@lewiscraig.co.uk](mailto:rg@lewiscraig.co.uk)  
020 7009 0482



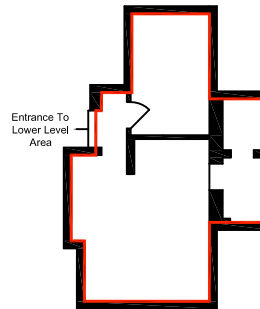
Former Layout



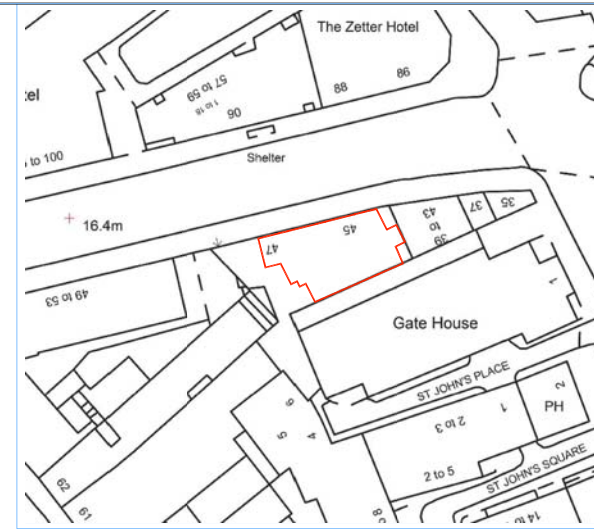
Former Layout



**Ground Floor**

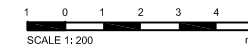


**Lower Level**



**LOCATION PLAN**

SCALE: 1:1250



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**PROJECT TYPE:**

Lease Plan

**CLIENT**

**PROJECT NAME**

45-47 Clerkenwell Road  
 London  
 EC1M 5RS

**Revision**

Rev	Description	Date
A	Lease Plan	13-May-2026

**ANGLE**



**DRAWING TITLE**

Lower Level & Ground Floor  
 Lease Plan  
 01 of 01

<b>SCALE</b> 1 : 200 @ A4	<b>DRAWN</b> DP
<b>DATE</b> May 2026	<b>APPROVED</b> ZBM
<b>DRAWING NO.</b> 01	<b>REVISION</b> A