

FITTED BURGER RESTAURANT ONE NEW CHANGE, EC2



STREET BURGER, 17 UPPER CHEAPSIDE PASSAGE, ONE NEW CHANGE, LONDON EC2V 6AG

- 70 cover burger restaurant in City's largest shopping centre
- Ivy Asia, F1 Arcade, Bread Street Kitchen, Nando's & Zizzi on same level
- Fully fitted to high standard – open & trading
- New lease or assignment of existing lease
- NIL PREMIUM for the fixtures and fittings, furniture & equipment (subject to covenant)

TO LET – GUIDE RENT £116,000 PER ANNUM

Subject to Contract

LONL623

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

One New Change is opposite St Paul's Cathedral and is the only shopping centre in the City of London. The restaurant is located on the first floor alongside; Ivy Asia, F1 Arcade, Bread St Kitchen (Gordon Ramsay), Nando's and Zizzi. Madison bar restaurant is at rooftop level.

DESCRIPTION

First floor restaurant in One New Change, a major office and retail development in the City of London comprising some 560,000 sq ft and including circa 60 shops and restaurants.

ACCOMMODATION

70 cover restaurant on first floor of commercial centre in covered mall. Fully fitted as a high-quality burger restaurant together with all services and extraction. Restaurant is open and trading.

FLOOR AREAS (not measured and deduced from the VOA website)

2,100 sq ft on one level

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

TENURE

Our client holds a lease which expires 11th November 2030 at a passing rent of £116,000 per annum.

User to be a high-quality restaurant. Lease is outside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

The existing lease is either to be assigned or our client will support the grant of a new lease direct from the landlord. A service charge is payable.

RATING

The property is listed as a restaurant and premises and has a rateable value of £119,000 wef April 2023.

Premises Licence

From informal enquiry of the City of London, it has been ascertained that the premises licence allows for the sale of alcohol between the hours of 11:00 and 00:00 Monday to Sunday.

VIEWINGS

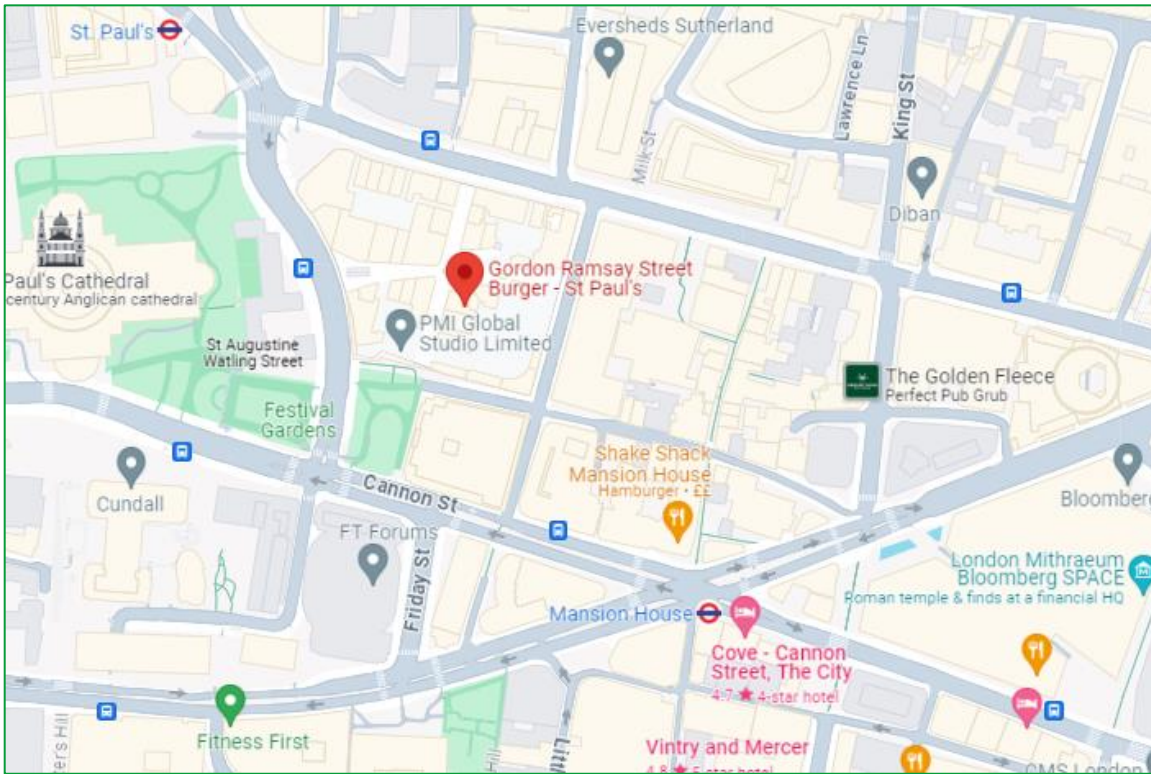
Staff are unaware of the property being marketed for sale. A discreet customer viewing is recommended and a formal inspection can be organised if terms of sale are agreed in principle.

For further information, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

EPC

Available on request.

LOCATION MAP - [Link to Location Map - Street Burger, EC2](#)



Source: Google Maps. Not to scale - Provided for indicative purposes only.

INTERNAL PHOTOS





Lease Plan

