



13 Bowling Green Lane
Clerkenwell, London, EC1R 0BD

Restaurant/Take-Away(A3/A5)

731 sq ft
(67.91 sq m)

- 2 x Extraction Systems
- Alcohol license
- 22 Seats
- Toilet facilities

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Summary

Available Size	731 sq ft
Passing Rent	£23,750 per annum
Premium	£60,000
Rates Payable	£7,223 per annum
EPC Rating	Upon Enquiry

Description

The premises is arranged over the ground floor and basement and provides seating for 22. The unit benefits from a kitchen extraction system on the ground and basement level and comes with a fully fitted kitchen and alcohol license.

Location

The property is located on the south side of Bowling Green Road close to the junction with Farringdon Road. The property is surrounded by office buildings and a growing number of restaurants, cafes, bars, and galleries. The neighboring restaurants include The Clarkenwell Kitchen, Granger And Co., Quality Wines, and many more. Farringdon and Angel Stations are only a short walk away from the property.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	375	34.84
Basement	356	33.07
Total	731	67.91

Viewings

Strictly by appointment

Terms

Assignment of an exiting lease contracted outside the Landlord and Tenant Act, expiring in 2030.

Premium

£60,000

Legal Costs

Each party to bear their own costs.

VAT

Applicable.



Viewing & Further Information

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