

STRICTLY CONFIDENTIAL – STAFF UNAWARE

PRIME SPITALFIELDS A3 LEASE FOR SALE

Maki Sushi, 36 Brushfield Street, E1 6AT



****PREMIUM REDUCED FOR QUICK SALE****

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- A3 use granted March 2017
 - Extraction in place
 - Extremely high footfall location
 - Recently fitted out to a high standard
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LOCATION

The subject premises are prominently located in an extremely high footfall location on Brushfield Street directly opposite Spitalfields Market. Liverpool Street mainline, underground and shortly Crossrail station is less than 5 minutes walk whilst Broadgate, Principal Place (480,000 sq ft pre let to Amazon), Heron Tower and the new Fruit & Wool Exchange (275,000 sq ft offices pre-let to global law firm Ashursts) are all close by.

Brushfield Street and Spitalfields Market boast an array of high end retailers including the likes of Anthropologie & Cos as well as numerous restaurants, bars and cafes. F&B operators include Leon, Chilango, Pilpel, The Breakfast Club, B@1, Patisserie Valerie & Pho.

DESCRIPTION

The property is extremely well fitted having undergone an extensive fit out in May 2015 to include new electrics and extraction (ecology). The ground floor is configured for grab & go with banquette seating for 10 pax and a fitted kitchen at the rear. A mezzanine with restricted head height provides valuable storage space. There is a premises license in place which allows the sale of alcohol from 12.00pm to 10.00pm Monday to Saturday and 10pm to 8.00pm on Sundays.

The restaurant is arranged as follows:

Ground floor	455 sq ft / 42 sq mt
Mezzanine	57 sq ft / 5 sq mt

LEASE

Available by way of an assignment of the existing 15 year lease from 27th April 2015 at a rent of £95,000 pax. The lease is subject to five yearly rent reviews with the next in 2020. The lease is contracted inside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

BUSINESS RATES

Rateable value (2017)	£61,000
UBR	49.7
Rates payable	£30,317

Interested parties are advised to make their own enquiries with the Local Authority

REDUCED PREMIUM

Offers in excess of £100,000

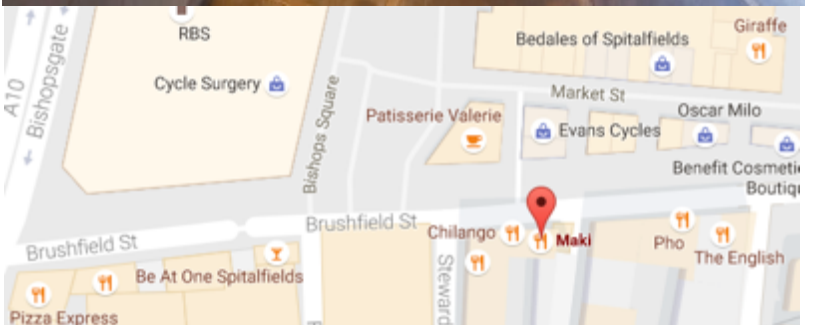
A copy of the EPC is available upon request

VIEWING

Strictly by appointment only. Staff unaware.

CONTACT

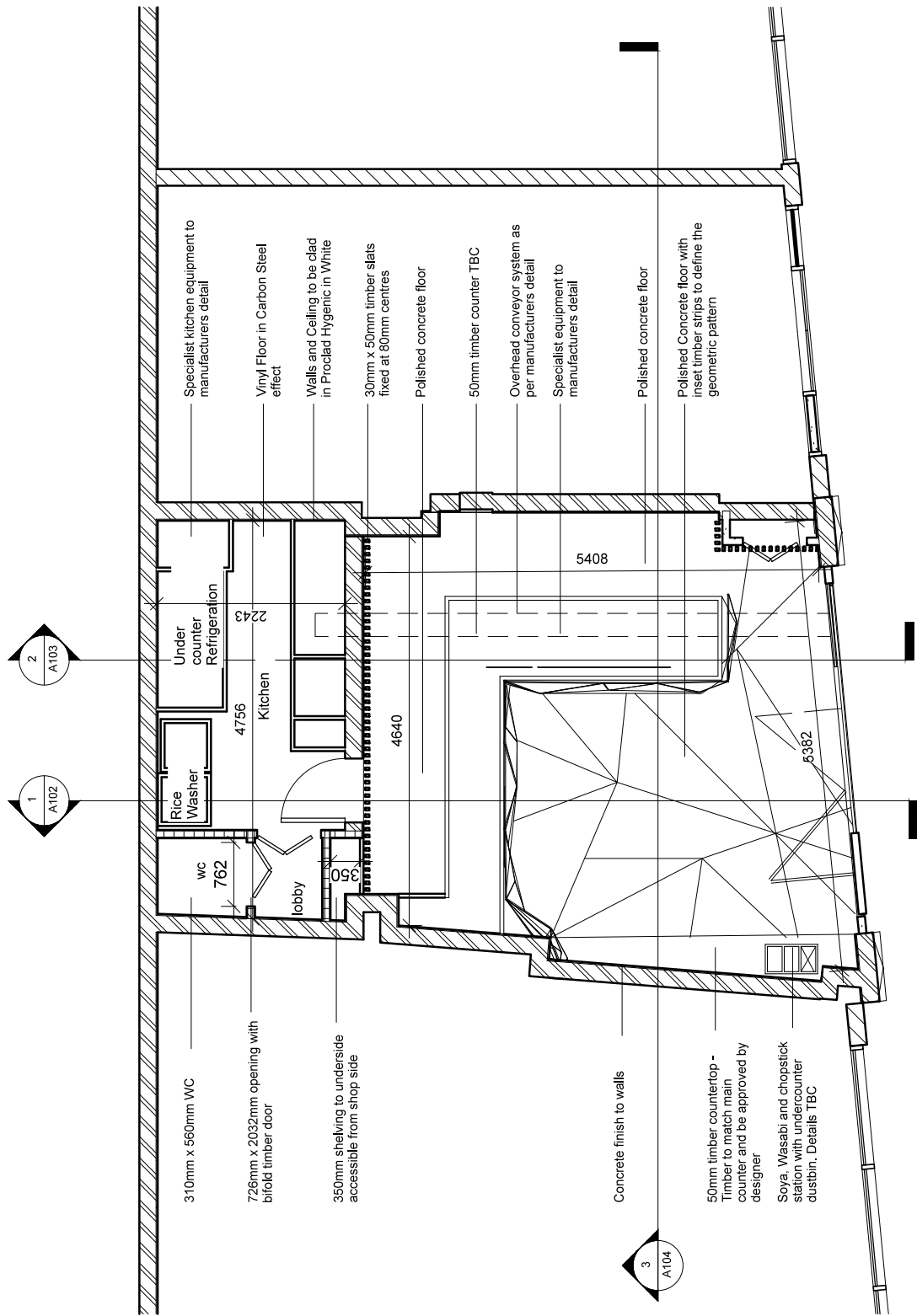
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NO.	REVISION	BY	DATE
A	GENERAL AMENDMENTS	GF	15/05/15



PRELIMINARY

PROJECT	MAKI - BUSHFIELD
TITLE	PLAN
PROJECT NUMBER	ID-108
DRAWING NO.	101- 01
SCALE	1:50
DATE	05.05.2015
DRAWN BY	GF
CHECKED BY	