

CONFIDENTIAL - STAFF UNAWARE

FULLY FITTED SUI GENERIS / TAKE-AWAY LEASE FOR SALE

7 ARTILLERY LANE, LIVERPOOL STREET, LONDON, E1 7JL





## LOCATION

The subject property is located on Artillery Lane, just off Bishpsgate and a mere 2 minute walk to Liverpool Street Station. Nearby operators include The Breakfast Club (diagonally opposite), Eatily, Five Guys, Slim Chickens and Store Street Espresso.

## DESCRIPTION

The ground floor is laid out as a grab-and-go / takeaway operation with a kitchen at the rear with extraction, servery counter and 3 covers. The basement consists of storage and a staff wc.

## ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor – 450 sq ft  
Mezzanine – 250 sq ft

## LEASE

Available by way of an assignment of the existing 15 year lease from February 2022 with five yearly reviews and a tenant only option to break in the 10th year. It is our understanding that the lease is contracted outside the security of tenure and compensation provisions of the L&T Act 54.

## RENT

£35,000 pax

## PREMIUM

£60,000

## LICENSE

We are advised that the premises license permits the sale of alcohol on and off premises from 10AM - 2330 throughout the week. A copy of the license is available on request.

## EPC

Available on request

## BUSINESS RATES

Rateable Value - £26,750

UBR - 0.499

Rates Payable - £13,348

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

## FURTHER DETAILS VIA SOLE AGENT

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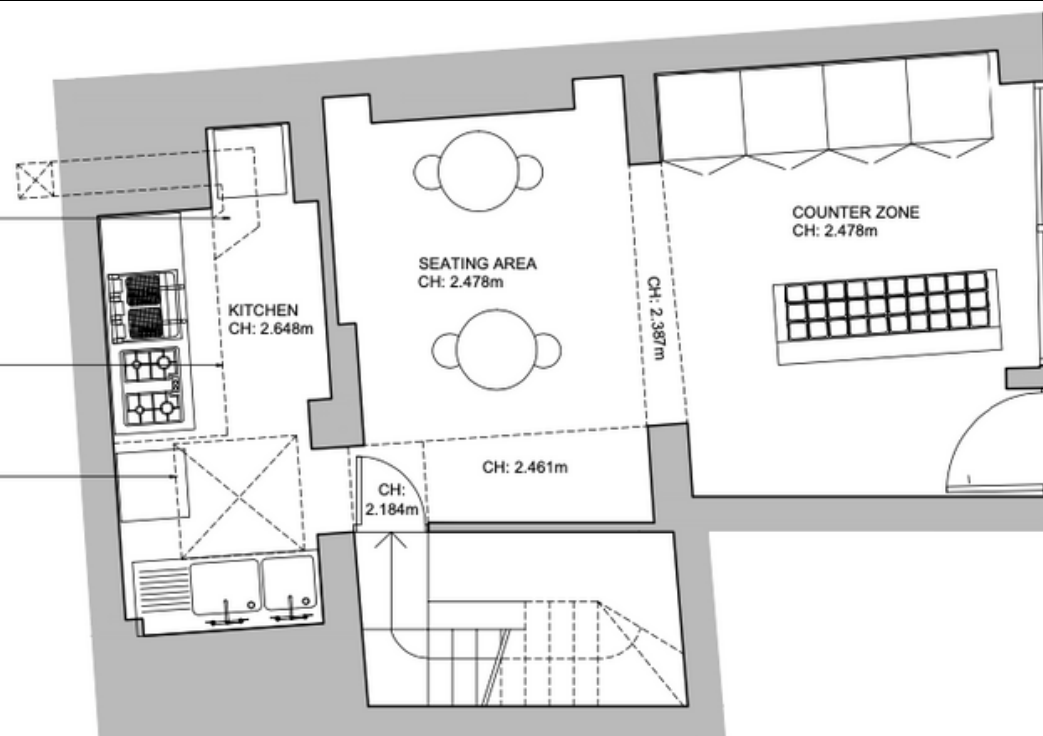


ASSUMED ROUTE OF  
DUCTWORK TO EXTRACT FLUE

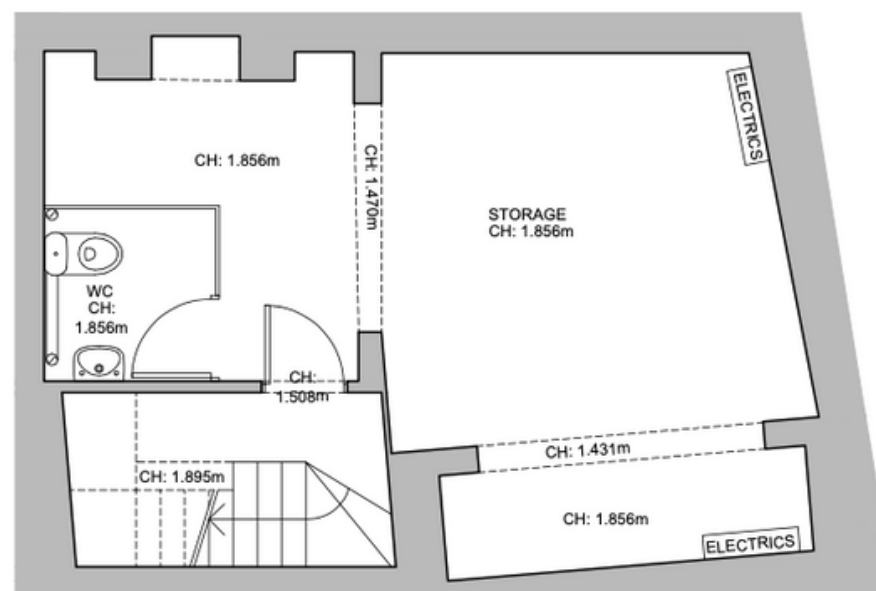
EXTRACTION HOOD

ROOFLIGHT

EXISTING GROUND FLOOR PLAN  
SCALE: 1:50@A3



EXISTING BASEMENT PLAN  
SCALE: 1:50@A3



MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment