



AVAILABLE - TO LET

42-44 Carter Lane, London EC4V 5EA

Class E building, with restaurant on the ground and basement and offices above (potential to have residential above)

Restaurant - 862 sq ft (80.08 sq m)

Office - 1,647 sq ft (153 sq m) (client has submitted prior approval to change the offices to residential)

Rent - £75,000 pax

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

42-44 Carter Lane, London EC4V 5EA

Class E building, with restaurant on the ground and basement and offices above



Location

The property is located on the corner of Carter Lane and Creed Lane, which is set off Ludgate Hill. The street is well known for eateries, with various bars, restaurants, shop and eateries located on Carter Lane, Creed lane and Burgon Street.

Description

The restaurant is arranged over ground floor and basement, with a kitchen located in the basement.

The offices are separately accessed with stairs leading to each floor. Each floor benefits from good natural light, carpets and high ceilings.

The client has submitted via the council to change the offices on the uppers floors to residential, if someone wished to use them for that purpose.

Amenities

Corner position
Located near to Ludgate Hill
Close to City Thameslink and Blackfriars Stations

Rent £75,000 per annum exclusive

Business Rates £14,595.75 per annum payable
(assuming small rate relief)

Building Type Class E restaurant

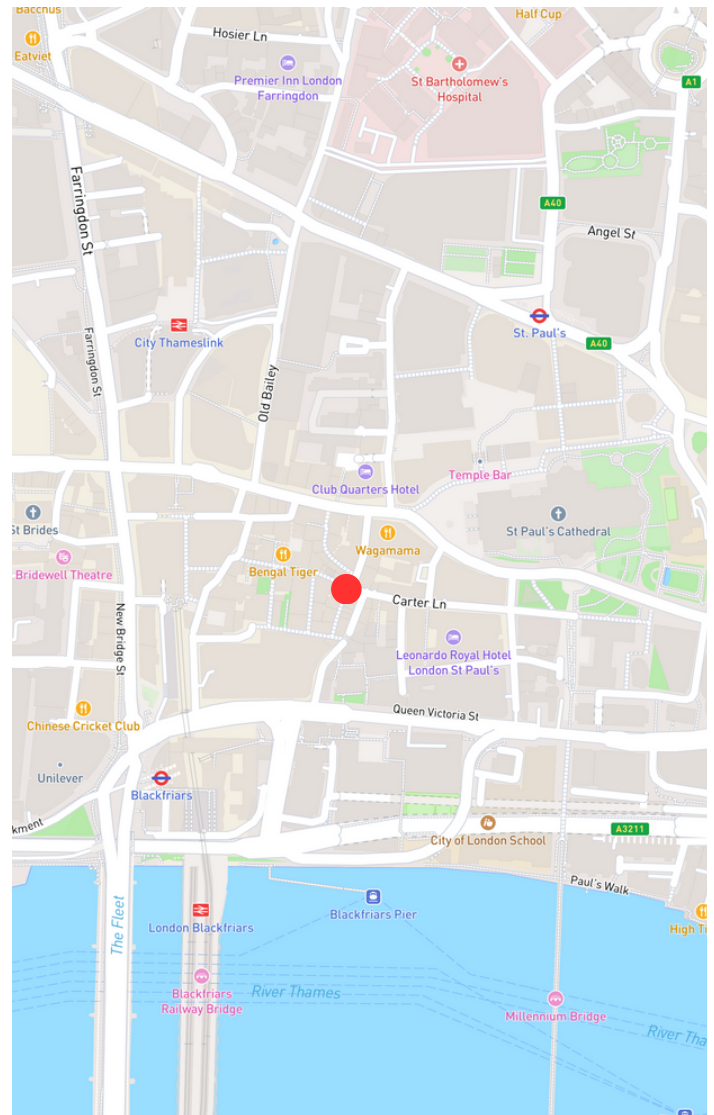
VAT The premises are not elected for VAT
EPC Rating E-103

Lease Details A new lease for a term to be agreed.

Size

Fourth - 342 sq ft (31.8 sq m)
Third - 418 sq ft (38.8 sq m)
Second - 428 sq ft (39.8 sq m)
First - 459 sq ft (42.6 sq m)
Ground - 469 sq ft (43.6 sq m)
Basement - 393 sq ft (36.5 sq m)

Total 2,509 sq ft (233.1 sq m)



Contact Owners Agents

Assembly CRE

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.