

RESTAURANT/BAR

25
MOORGATE

**A RE-IMAGED 7,673 SQ FT BAR AND
RESTAURANT OPPORTUNITY**

AVAILABLE Q4 2024

THE OPPORTUNITY

GROUND

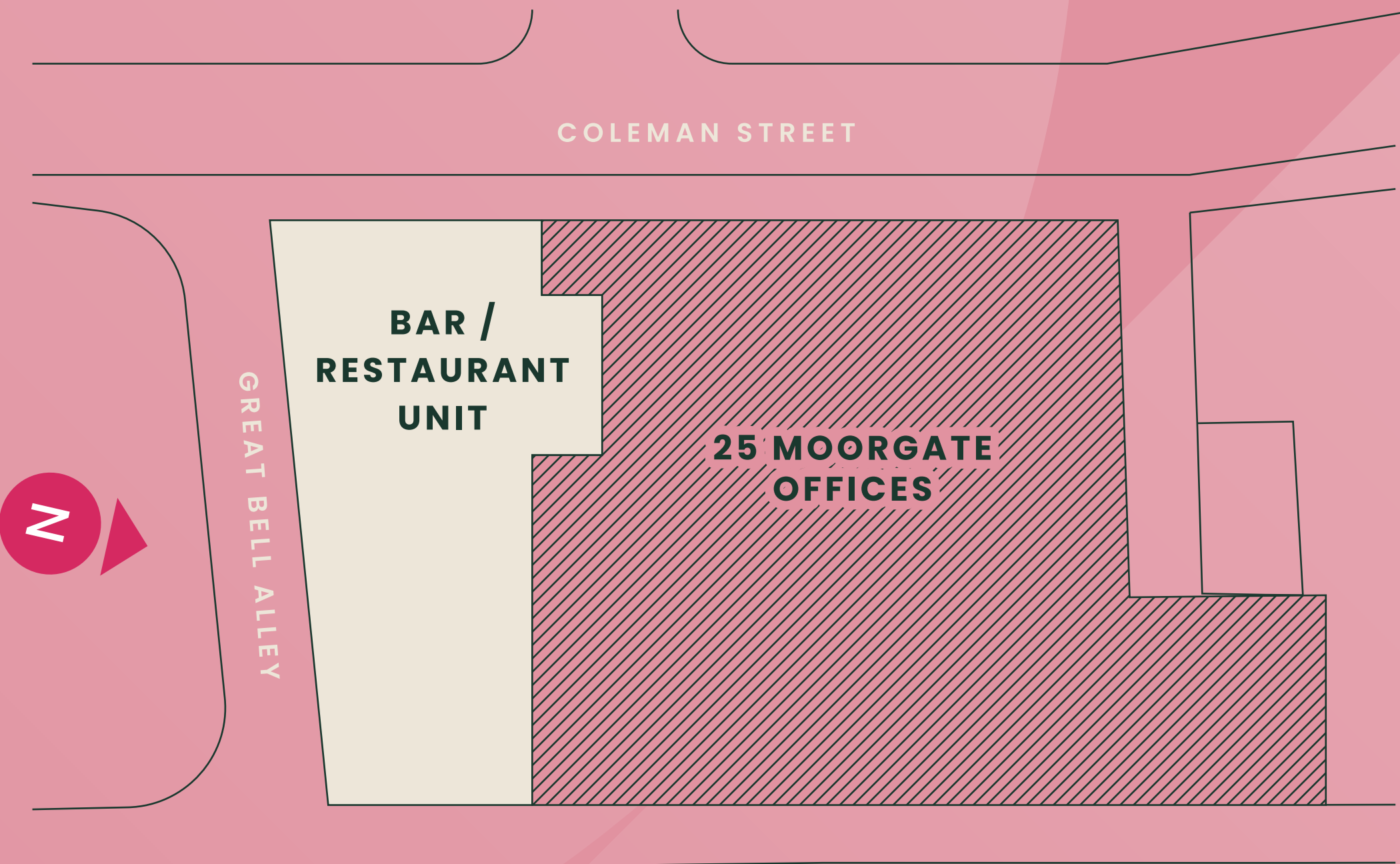
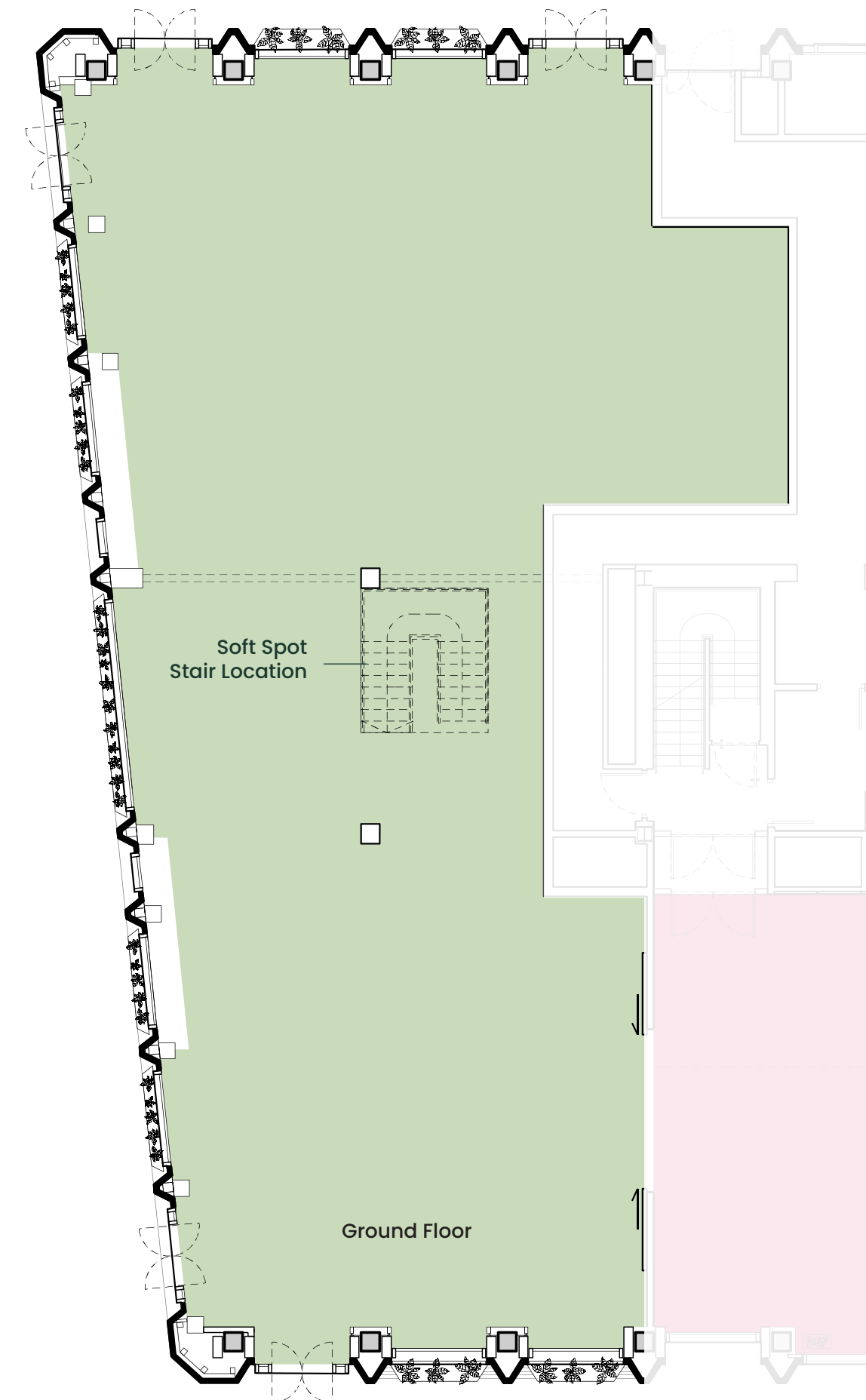
3,500 SQ FT

BASEMENT

4,173 SQ FT

SPECIFICATION

HANDOVER CONDITION	Shell and core with capped services.
POWER	A 400-amp TPN supply and a 250-amp TPN supply. Metered off Landlord supply.
DRAINAGE	4 No. 100mm SVP.
EXTRACTION	800 x 800 mm kitchen extract duct installed between ground and eighth floor.
WATER	2 No. 32mm Dia MDPE Pipes.
PREMISES LICENCE	Licensed to sell alcohol on and off the premises until 1am Monday-Wednesday, until 3am Thursday-Saturday, and until midnight Sunday. Full licence available on request.



LEASE

The premises are available by way of new lease for a term to be agreed, subject to upward only rent reviews every five years. The lease will be contracted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

RENT

Upon application

BUSINESS RATES

To be determined

TIMING

Q4 2024

EPC

Available on request

CONTACT US



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Crafted by CAB Property.