

**RESTAURANT/BAR**

**25**  
**MOORGATE**

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

**AVAILABLE Q2 2025**



INDICATIVE INTERNAL FIT-OUT

# ENRICHING DESTINATION

POSITIONED IN THE HEART OF MOORGATE, THE LOCAL AREA IS SURROUNDED BY F&B OPERATORS, MAKING IT A PERFECT SPOT FOR PROFESSIONALS TO UNWIND AND RELAX.



temper

THE LIBERTINE

FORTNUM & MASON

COYA

HAWKSMOOR



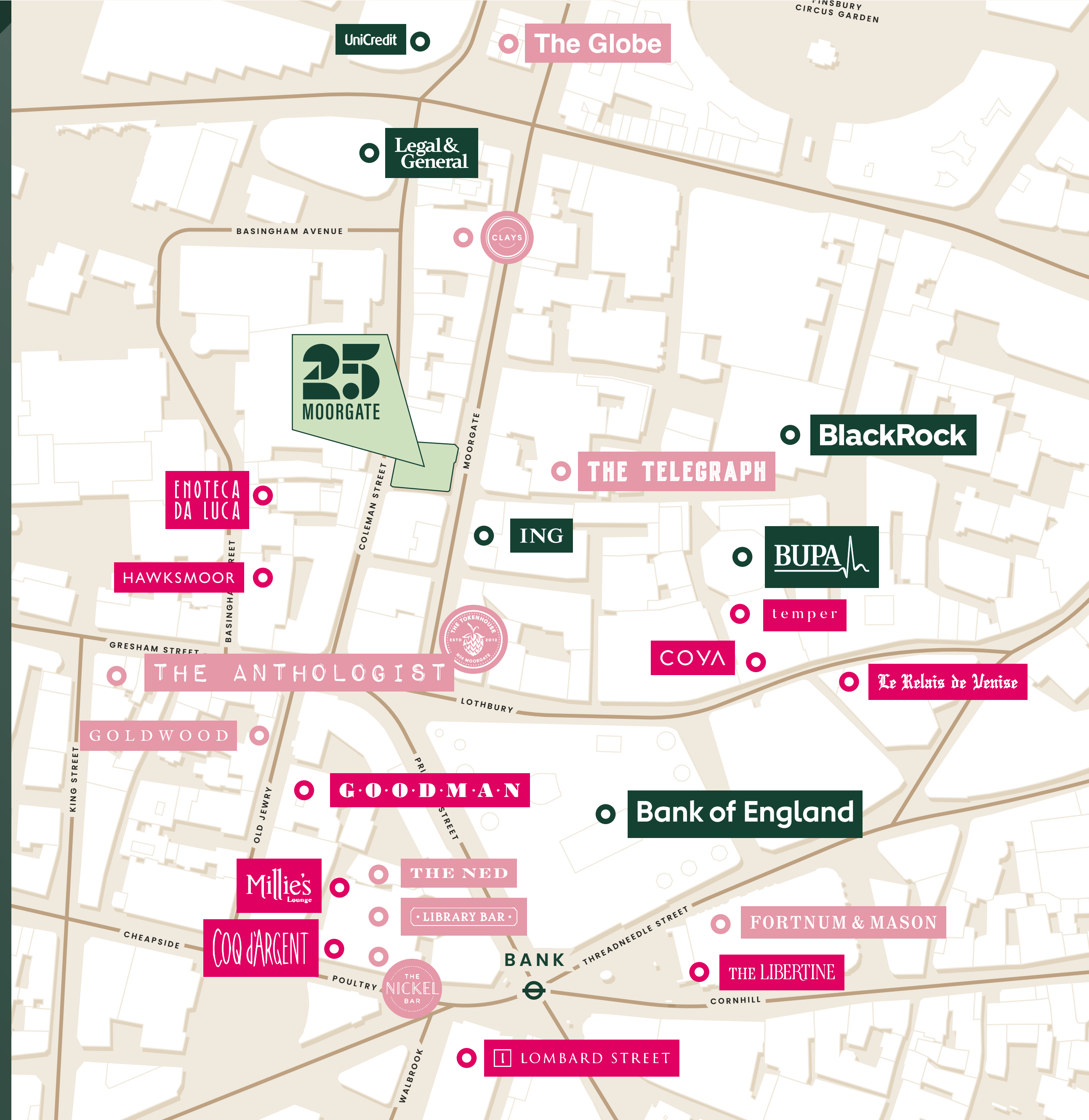
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# ON YOUR DOOR STEP

SURROUNDED BY A DYNAMIC URBAN LANDSCAPE, THIS PRIME LOCATION PROVIDES A SPACE FOR BUSINESSES LOOKING TO BENEFIT FROM THE LOCAL FOOT TRAFFIC.

Being just a stone's throw from the new Moorgate Crossrail station, and minutes from Bank underground station, the area benefits from a constant flow of footfall, and sits within a dense and well-established F&B pitch.





INDICATIVE INTERNAL FIT-OUT

# THE OPPORTUNITY

## GROUND

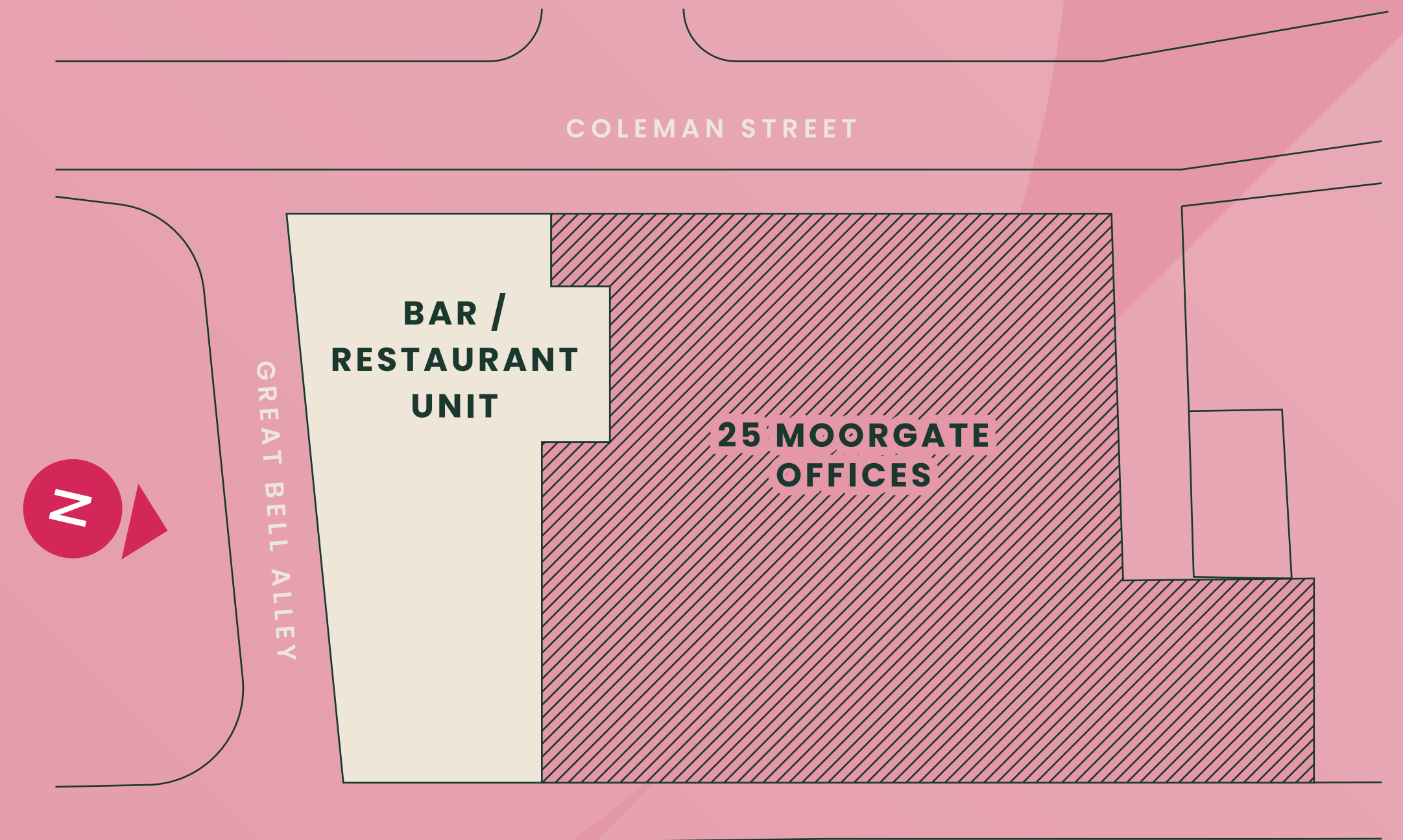
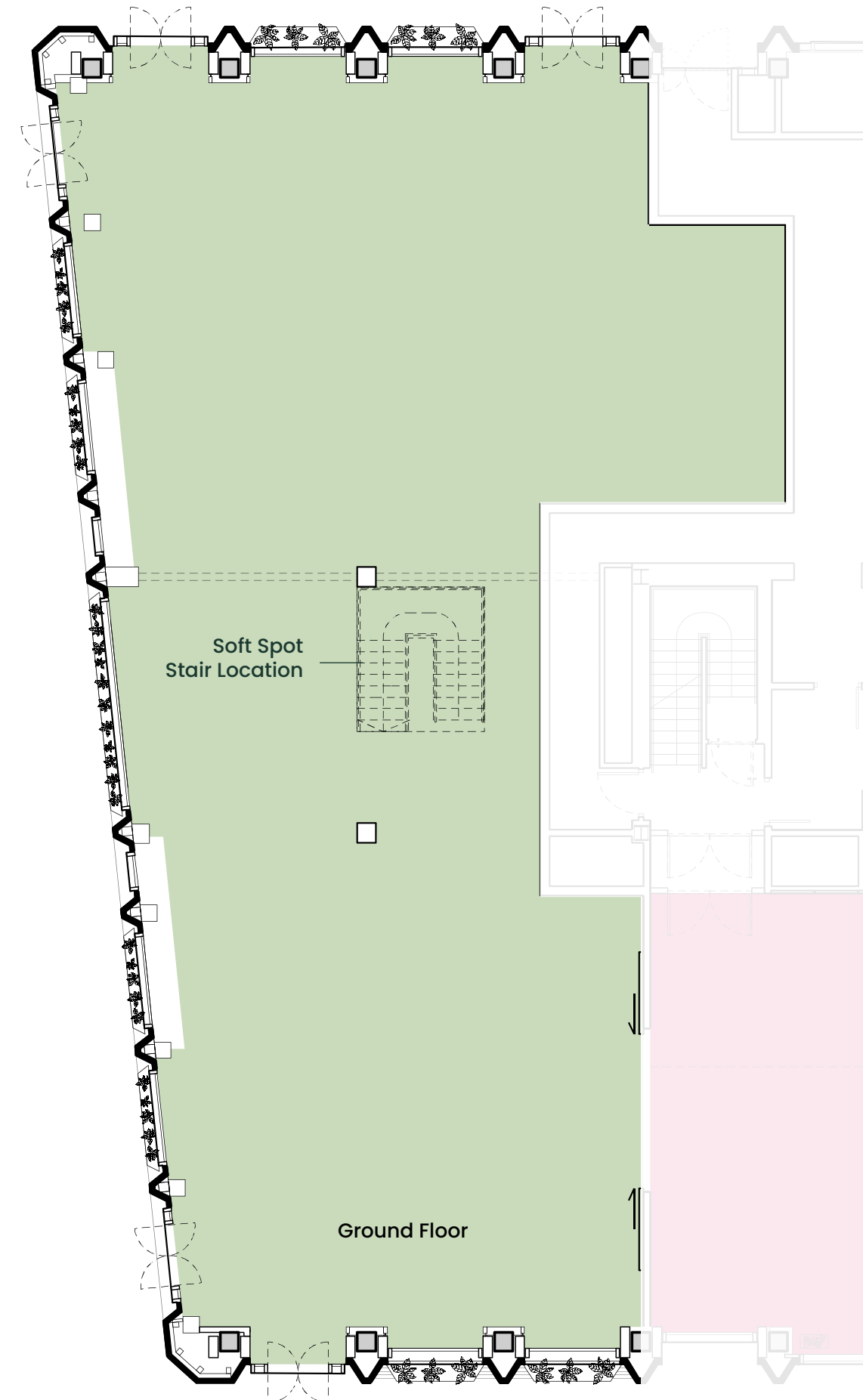
3,500 SQ FT

## BASEMENT

4,173 SQ FT

### SPECIFICATION

<b>HANDOVER CONDITION</b>	Shell and core with capped services.
<b>POWER</b>	A 400-amp TPN supply and a 250-amp TPN supply. Metered off Landlord supply.
<b>DRAINAGE</b>	4 No. 100mm SVP.
<b>EXTRACTION</b>	800 x 800 mm kitchen extract duct installed between ground and eighth floor.
<b>WATER</b>	2 No. 32mm Dia MDPE Pipes.
<b>PREMISES LICENCE</b>	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



INDICATIVE SIGNAGE LOCATIONS, SUBJECT TO LOCAL AUTHORITY CONSENT



# CONTACT US



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Crafted by CAB Property.