

LEWIS  
CRAIG

RESTAURANT PROPERTY

New Lease

**Hatton Garden A3 Opportunity**

Prominent Corner Property



Hatton Garden A3 Opportunity  
Corner Property with Demised External Seating  
**58 Hatton Garden, London EC1N 8LS**

Approx. 1,043 sq ft

### Location

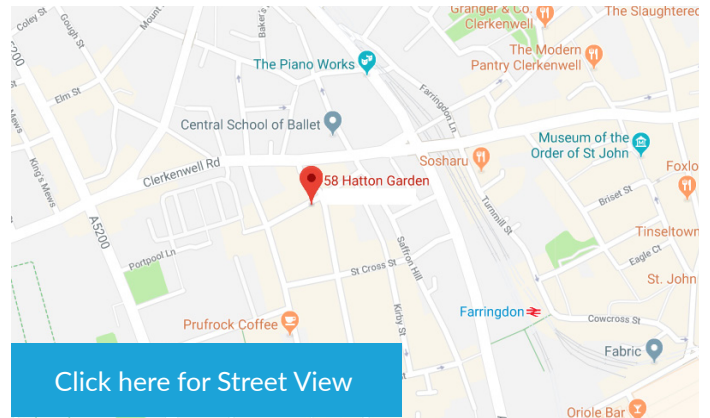
The premises are situated in a prominent corner position along Hatton Garden, at the junction with Hatton Wall. There are also visible sight-lines to the busy thoroughfare of Clerkenwell Road, which is located very close by. Occupiers in the immediate vicinity include the many offices and jewellery shops of Hatton Garden, as well as the busy market of Leather Lane, which Hatton Wall connects to. Farringdon Crossrail, located nearby, is due to open shortly.

Nearby



## Hatton Garden A3 Opportunity

Prominent Corner Property


[Click here for Street View](#)

## Accommodation

Arranged over ground and basement, providing the following approximate areas:

Ground Floor	531 sq ft
Basement	512 sq ft
<b>Total Net Internal Area</b>	<b>1,043 sq ft</b> 96.93 sq m

## Lease

A new lease is available, subject to Vacant Possession, at a rent of £45,000 per annum, exclusive of rates and all other outgoings.

## Licencing

The current Premises Licence allows:

**Retail of Alcohol (on premises):**

Until 10pm - Tuesday to Friday

Until 4pm - Monday & Saturday

**Opening Hours:** Unrestricted

## Use

A3 uses are permitted.

## Rates

We understand that the property is assessed as follows.

**Rateable Value** **£37,750**

**Payable 2018/19** **£18,120**

Interested parties are advised to verify with the Local Rating Authority.

## EPC

An Energy Performance Certificate is available upon request. Rating: D.

## Legal costs

Each party to be responsible for payment of their own costs.

## Contact

For further information or to arrange a viewing, please contact:

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