

94
MIDDLESEX
STREET

SPITALFIELDS, LONDON E1 7EZ

LATE NIGHT RESTAURANT / BAR / RETAIL OPPORTUNITY

PRIME OPPORTUNITY IN THE HEART
OF THE CITY OF LONDON, MOMENTS
FROM SPITALFIELDS MARKET.

Prominent corner unit situated on Middlesex Street,
200 metres from Liverpool Street Station.

New lease available.

Fully fitted bar and restaurant space.

Ground floor and basement space over 10,377 sq ft.

Potential to split unit or explore alternative uses.

1am late license Thursday – Saturday.

Rental offers invited.



LOCATION

SITUATED MOMENTS FROM BRICK LANE AND SPITALFIELDS MARKET, THE SUBJECT PROPERTY LIES TO THE EASTERN EDGE OF THE CITY OF LONDON, WHICH BENEFITS FROM A DIVERSE AND DENSELY POPULATED AREA.

Spitalfields has become one of London's most fashionable and desirable areas in recent years. Having been subject to considerable investment and regeneration since the erection of Spitalfields Market in 1991, it now attracts a trendy and edgy crowd drawn to the contemporary brands and innovative independents that have set up there.



The property is located on Middlesex Street, adjacent to Bishopsgate and close by to Liverpool Street Station. A vital thoroughfare to the financial district, Bishopsgate is in close proximity to numerous financial entities such as the Bank of England, Deutsche Bank and Lloyd's of London.

The immediate vicinity will be further enhanced with the imminent completion of two developments, Principal Place and 22 Bishopsgate, providing the area with a larger office population and residential catchment.



LOCATION

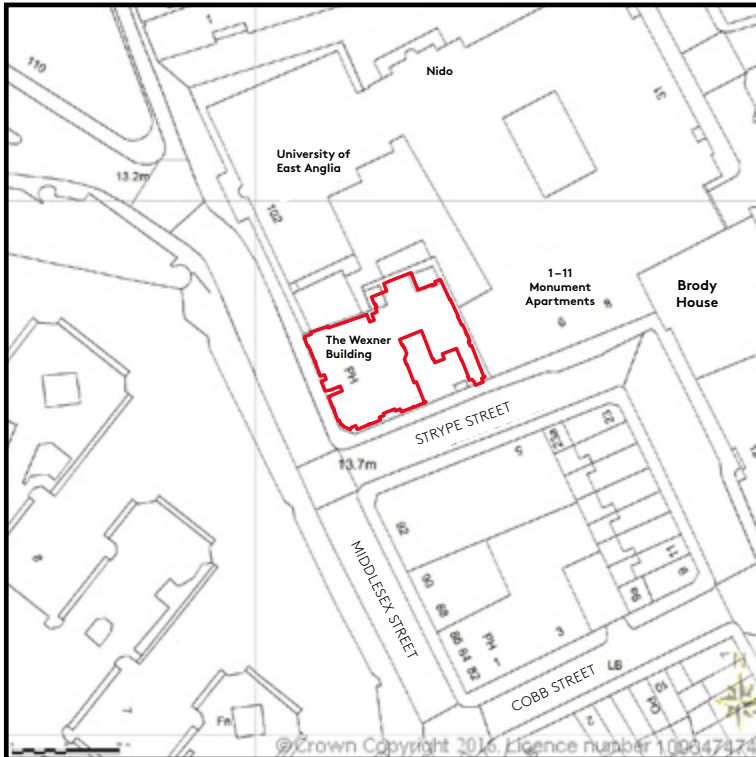
The surrounding area also benefits from a number of nearby high end and global retail, leisure and restaurant occupiers which include Duck & Waffle, SUSHI SAMBA London, and the 5-star Devonshire Private Members Club.

- 1 QUEEN OF HOXTON
- 2 WAHACA
- 3 NANDOS
- 4 CINNAMON
- 5 OTTOLENGHI
- 6 SUSHI SAMBA / DUCK & WAFFLE
- 7 CITY SOCIAL
- 8 FRANCO MANCA
- 9 HAWKSMOOR
- 10 LA CHAPELLE
- 11 PRET
- 12 HONEST BURGER
- 13 PIZZA UNION
- 14 JAPANESE CANTEN
- 15 MOO CANTINA
- 16 SHOREDITCH HOUSE
- 17 QUEEN OF HOXTON
- 18 FLAT IRON
- 19 DEVONSHIRE PRIVATE MEMBERS CLUB

SITUATION

THE PROPERTY OCCUPIES A PROMINENT CORNER POSITION ON MIDDLESEX STREET, AT THE JUNCTION WITH STRYPE STREET.

It is situated directly opposite the London campus for Coventry University with two further London campus' for Northumbria and Newcastle Universities nearby.



As well as a hub for students, Middlesex Street and its adjacent roads have a mixture of occupiers including global office tenants and a plethora of well-known restaurant and bar operators. Some of these include Honest Burger, Breakfast Club, Simmons Bar, Pizza Union and Be at One.

The property is situated circa 300 metres to the east of Liverpool Street Station. Serviced by the District, Metropolitan, Hammersmith & City and Central Lines of the London Underground as well as the National Rail Service, Liverpool Street Station brings a wealth of visitors and commuters to the area.

The station also benefits from the 24-hr Night Tube service and is one of the major hubs on Crossrail.

The property is also surrounded by several other London Underground stations such as Aldgate, Aldgate East and Shoreditch High Street.



SPITALFIELDS MARKET

Middlesex Street is located moments from the famous Spitalfields Market. The market has in recent years grown its reputation as one of London's major gastro locations, providing individual food stands alongside fine dining experiences.

TENANTS INCLUDE:

La Chapelle, Wright Brothers, Giraffe, Itsu, The Diner, Wagamama, and wine shops such as Bedales Wines.

Furthermore, the market benefits from a combination of vintage market stalls alongside major retailers with occupiers including Chanel, Belstaff, Jigsaw, Fred Perry amongst numerous others.



DESCRIPTION

THE PROPERTY IS ARRANGED OVER GROUND AND LOWER GROUND FLOORS.

Internally, the premises is fitted to a high standard throughout and feature attractive high ceilings, a fitted open plan kitchen, restaurant and substantial bar & dining facilities. The property benefits from a valuable late licence.



ACCOMMODATION

The property provides the following approximate Gross Internal Areas:

FLOOR	SQ FT	SQ M
GROUND FLOOR	4,650	432
LOWER GROUND	5,727	532
TOTAL	10,377	964

* The following images are for reference only and show previous tenant in occupation.

AERIAL MAP



TOWER OF LONDON

30 ST MARY AXE
THE GHERKIN

ST PAUL'S
CATHEDRAL

94
MIDDLESEX
STREET

ALDGATE EAST
STATION

LIVERPOOL STREET
STATION

FRUIT & WOOL
EXCHANGE

SPITALFIELDS MARKET

BLOK SHOREDITCH

TRUMAN BREWERY

BRICK LANE

SHOREDITCH HIGH
STREET STATION

RENTAL VALUE

TENURE

The property is available by way of a new FRI lease for a term to agreed subject to 5 yearly upward only rent reviews.

RENTAL

Rental offers invited.

INCENTIVES

Incentives are to be considered.

LICENCING

There is a premises licence in place allowing the sale of alcohol for the following hours:

- Monday – Wednesday 10.00 – 00.00 hrs
- Thursday & Friday 10.00 – 01.00 hrs
- Saturday 08.00 – 01.00 hrs
- Sunday 07.00 – 00.00 hrs

PLANNING

E class / Sui generis. For all planning confirmation and enquiries please contact Tower Hamlets Council.

LICENCE

The property benefits from a late live music and drinks licence.



RESTAURANTS:



EXISTING FLOORPLANS

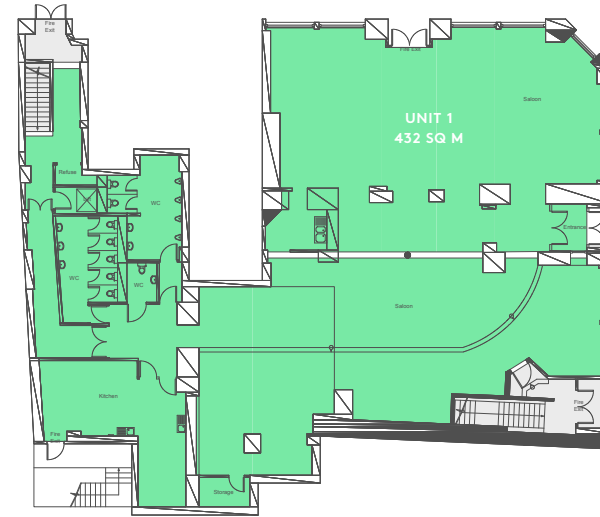
WITH THE PROPOSED SPLITS



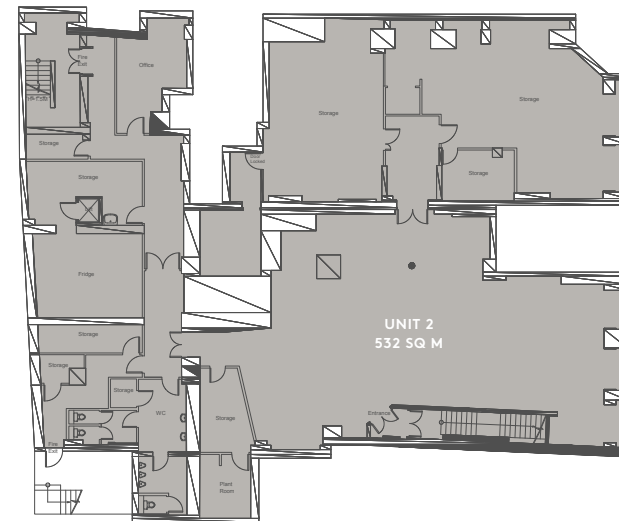
[VIRUTAL VIEWING CLICK HERE](#)

GROUND FLOOR

- UNIT 1
- UNIT 2



LOWER GROUND



Note:
This is a preliminary design study based on the level of information available. Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight/sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.

FURTHER INFORMATION

LEGAL COSTS

Each party are to bear their own legal costs incurred in this transaction.

VAT

All prices quoted may be subject to VAT provisions.

VIEWINGS

All viewings to be arranged through joint agents Davis Coffe Lyons and CF Commercial.

EPC

Available upon request.

CONTACT INFORMATION



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