



## Basement & Ground

42-44 Carter Lane, London, EC4V 5EA

**Exceptional corner  
restaurant in the City of  
London.**

- Supremely located corner restaurant.
- Facilities for Extraction in place.
- Large window frontage.
- In need of refurbishment.
- Available immediately.

# Basement & Ground, 42-44 Carter Lane, London, EC4V 5EA

## Summary

Rent	£40,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Description

A rare and ever-desirable opportunity to occupy a versatile and supremely located building in the City of London. The restaurant/café on the ground and lower ground floor of this imposing character property offers an ideal customer floor with large windows ensuring that the level is soaked in natural light and a lower ground level with kitchen facilities that are requiring refurbishment but have the foundations already in place for a strong operation.

42-44 Carter Lane is a characterful and delightful corner location on the City's historic cobbled streets that have become popular amongst tourists and corporate operators alike. Nearby operators include The Ivy, Hawksmoor, Pickwick Coffee Club and the Alchemy Café alongside a host of global corporate names.

## Location

Located within 500m of Blackfriars, St Paul's, City Thameslink, Mansion House and Bank; Carter Lane is supremely connected to each area of the capital, with national and international links available within the immediate proximity. Crossrail operates from Farringdon giving seamless connectivity to Heathrow for international flights. Bus routes are also widely available within a moments' walk to offer alternative transport around the capital.

The area is host to an array of tourist attractions centered around the historical significance of this particular area of the City including guided tours and more impromptu exploration. St Paul's is within a short walk of the premises and the streets offer an abundance of charming and authentic restaurants, pubs and café's that are often seen with crowds outside the front entrance.

## Terms

- Rent: £40,000 per annum.
- Rateable Value: Available on request.
- EPC: E (103).
- Local Authority: City of London.
- Possession: Full vacant possession immediately on completion of legal formalities.
- Lease Terms: A new FRI lease granted outside of the Landlord & Tenant Act 1954 to be agreed.
- Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



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