



Basement & Ground

42-44 Carter Lane, London, EC4V 5EA

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

900 sq ft
(83.61 sq m)

- 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

Available Size	900 sq ft
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.

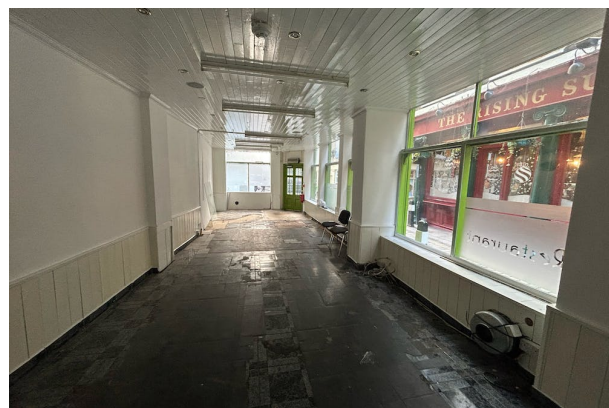
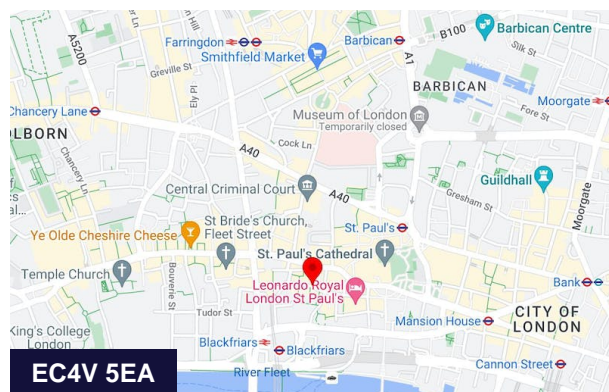
EPC: E (103).

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



Chris Ryan

07385 413368 | 020 7355 0285

cryan@winkworth.co.uk

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NOTES

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2. All dimensions are in millimeters unless stated otherwise.
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6. This drawing has been prepared using an existing measured survey provided by others. Check dimensions have been undertaken to determine the information contained within this drawing is accurate.
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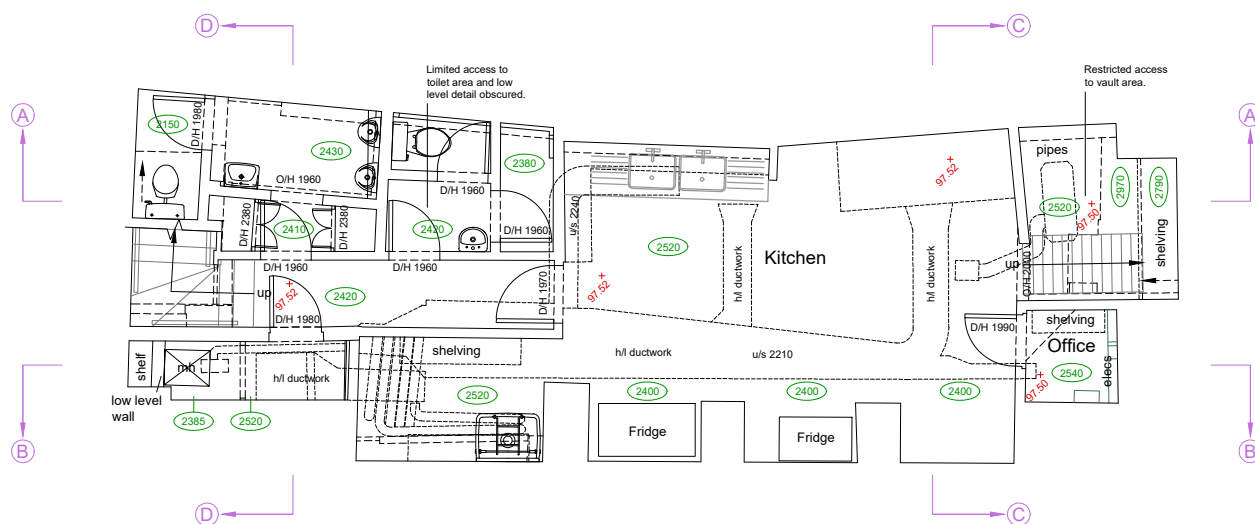
KEY:

- d/h DOOR HEIGHT
- w/ch WINDOW CILL HEIGHT
- w/h WINDOW HEIGHT
- rad RADIATOR
- r/l ROOF LIGHT
- s/v SMOKE VENT

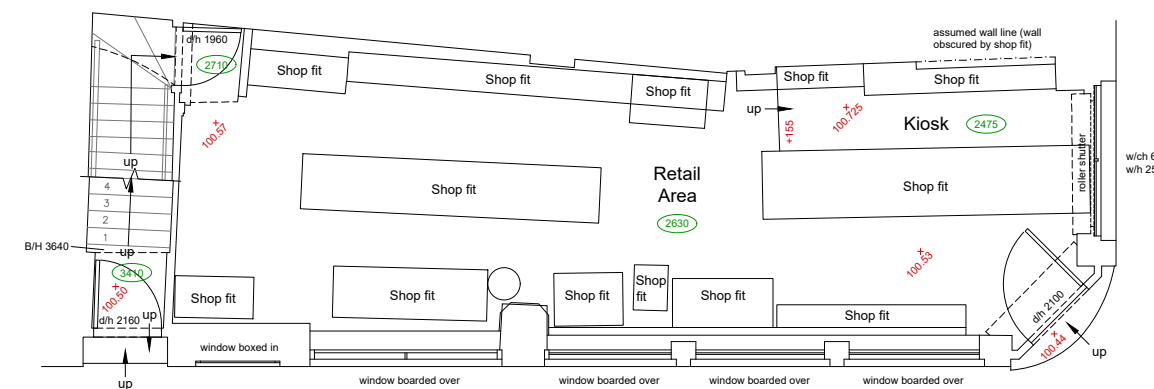
B/D/O/H * m BEAM/DOOR/OVERHEAD HEIGHT

- CEILING HEIGHT
- SPOT LEVEL (METRES)
- WALLS
- OVERHEAD/BEAMS/CEILING LINES
- DIRECTION OF SLOPING CEILING
- STEP(S)
- STAIRS
- DOOR SWING (SYMBOLIC)

Spot levels are in metres & related to a temporary local datum situated at ground level within the entrance hall (value 100.50m).

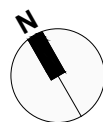
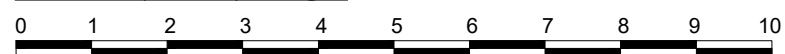


EXISTING BASEMENT FLOOR PLAN
SCALE 1:100@A3



EXISTING GROUND FLOOR PLAN
SCALE 1:100@A3

SCALE BAR (METRES) 1:100@A3



Rev	Description	By	Date
Drawing Status			
-			

MILLARDS
ARCHITECTURE & SURVEYING

Client
F. CORLETT

Project
42-44 CARTER LANE

Address
42-44 CARTER LANE
LONDON
EC4V 5EA

Drawing Title			
EXISTING FLOOR PLANS - BASEMENT TO GROUND FLOOR			
Scale	Date	Drawn	Checked
1:100@A3	25.03.2022	RM	MAS
Drawing Number	Rev	Project Number	
001	-	M1090	