

FULLY FITTED TAKEAWAY RESTAURANT PREMISES

**123 CITY ROAD
LONDON EC1V 1JB**

**PRICE REDUCED FOR A
QUICK SALE**



Location

The premises occupy a busy location at the southern end of City Road by Old Street roundabout. Neighbouring occupiers include GDK, KFC, Starbucks and Chicken Cottage.

Accommodation

The premises comprise a fully fitted ground floor and basement takeaway restaurant providing the following approximate areas:

Ground Floor	365 sq ft	34m ²
First Floor	223 sq ft	21m ²

Lease

The restaurant is held on a ten year lease from February 2022 subject to a fifth year rent review and a fifth year tenant's break option.

Rent

£51,500 p.a. exclusive.

Price

Price of £50,000 is sought for the lease and extensive modern restaurant equipment including grill, fryer, fridges, extraction etc. (a full inventory is available on request).

Rates

Rateable Value £22,750

Viewing

By prior appointment via John Charles
Tel: 07889 035155/020 7935 6501
Email: jc@lcg.uk.com

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