

# UNIQUE POP-UP OPPORTUNITY



Bringing value to evolving  
and dynamic communities



## EC1M 5RN 27 Clerkenwell Road

**Fully Fitted Restaurant**  
**Prominent Location in**  
**Clerkenwell**  
**Available immediately**  
**License for music and**  
**alcohol until 2am**

### Location & Area Information

The restaurant is situated on the south side of Clerkenwell Road very close to the junction with St John Street. The property is a short walk from Farringdon Station and Barbican Station. There are also numerous bus routes which serve the area. Nearby occupiers include The Zetter Townhouse, Brewdog, Benugo, The Modern Pantry and EC1 Coffee House.

### Transport

- Farringdon Station – 7 minute walk
- Barbican Station – 8 minute walk

### Accommodation

The property has the following approximate dimensions and floor area (GIA):

Basement	98.84 sq m	1,064 sq ft
Ground (Trading)	112.31 sq m	1,209 sq ft
Ground (Display)	4.45 sq m	48 sq ft
First (Front)	83.79 sq m	902 sq ft
First (Rear)	13.74 sq m	148 sq ft
Second (Rear)	14.02 sq m	151 sq ft
Third (Rear)	16.90 sq m	182 sq ft
<b>Total</b>	<b>344.11 sq m</b>	<b>3,704 sq ft</b>

### Timing

Available now.

### Tenure

The unit is available by way of a licence or a sub-lease until December 2019. This term can be extended by negotiation.

### Rent

£83,500 per annum.

### Service Charge

Available on request.

### Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

### Energy

Available on request.

### Contact Details

For further information or to arrange a viewing please contact sole agents CF Commercial:

**Harriet Gidney**

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**Craig Fisher**

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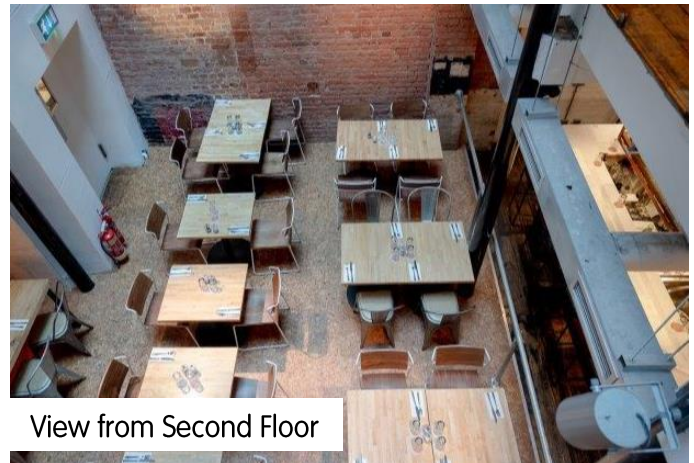
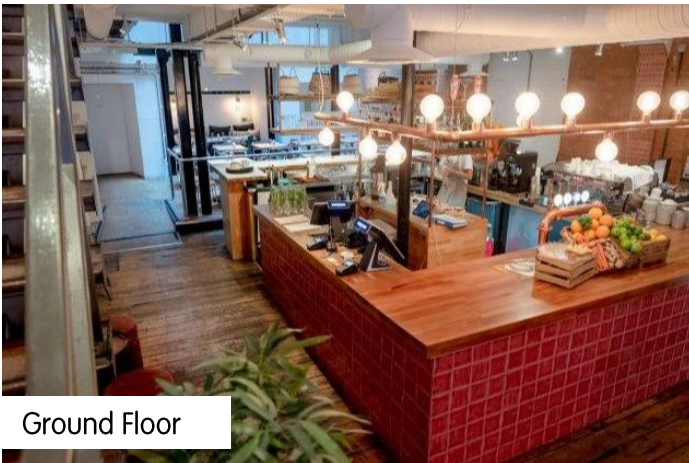
craig@cfcommercial.co.uk

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## Local Places of Interest

### Transport:

- 1) Farringdon Station
- 2) Barbican Station

### Restaurants & Bars:

- 3) Brew Dog
- 4) Clerkenwell & Social
- 5) Iberica
- 6) Foxlow
- 7) The Modern Pantry
- 8) Tinseltown
- 9) Luca

### Hotels

- 10) The Zetter Townhouse
- 11) Citadines
- 12) The Rookery