



224 Brick Lane

London, E1 6SA

## Restaurant Unit – Prime Brick Lane, E2 – New Lease

**1,289 sq ft**  
(119.75 sq m)

- Fully fitted restaurant unit
- Configured over Ground, Lower Ground and Basement floors
- Prime East London /edge of City Location
- Benefitting from extraction and a late licence
- Attractive frontage and internal layout



# 224 Brick Lane, London, E1 6SA

## Description

Currently benefitting from a pizza oven/extraction on the ground floor then steps leading to seating on the lower ground floor and kitchen & toilets in the basement area.

Floor areas : Ground floor 399 sq ft, Lower Ground 484 sq ft and Basement 406 sq ft – Total 1289 sq ft

Ready for new fit out or rebrand of existing fixtures and fittings

Premises Licence summary – Sale of Alcohol: Sun–Thurs 11pm (12am Fri–Sat) and

Late Night Refreshment: Sun–Thurs 12am (1am Fri–Sat)

The existing layout and the design are ideal for a bar & restaurant

Premium includes all fixtures, fittings and the benefit of an A3 lease in an established East London/city fringe food & beverage location

## Location

Prime location at the northern end of Brick Lane – close to the junction with Bethnal Green Road.

Within a few minutes walk of Shoreditch High Street London Overground Station. Located in the heart of Brick Lane – Close to vintage & boutique outlets, galleries, Truman Brewery, Spitalfields and Box Park.

## Accommodation

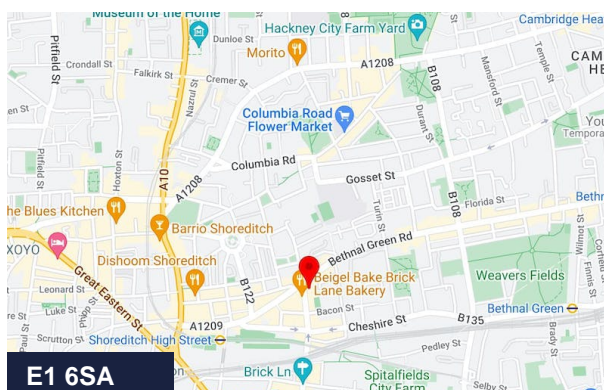
The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Ground	399	37.07	To let	Available
Basement	406	37.72	To let	Available
Lower Ground	484	44.97	To let	Available
<b>Total</b>	<b>1,289</b>	<b>119.76</b>		

## Terms

New lease direct from landlord

Minimum 3 month rental deposit – rent is paid quarterly in advance.



## Summary

Available Size	1,289 sq ft
Rent	£75,000 per annum
Rates Payable	£20,201 per annum
Rateable Value	£40,500
EPC Rating	Upon Enquiry

## Viewing & Further Information



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VINTAGE

MADE OF DOUGH



Fruit

Sunday  
Closed 10am - 3pm  
Mon - Fri  
8.30am - 5.30pm  
Business premises  
Holidays £50  
Pay by phone  
0203 046 0000  
quitting location  
60078  
Max stay 2 hours  
No return  
within 1 hour

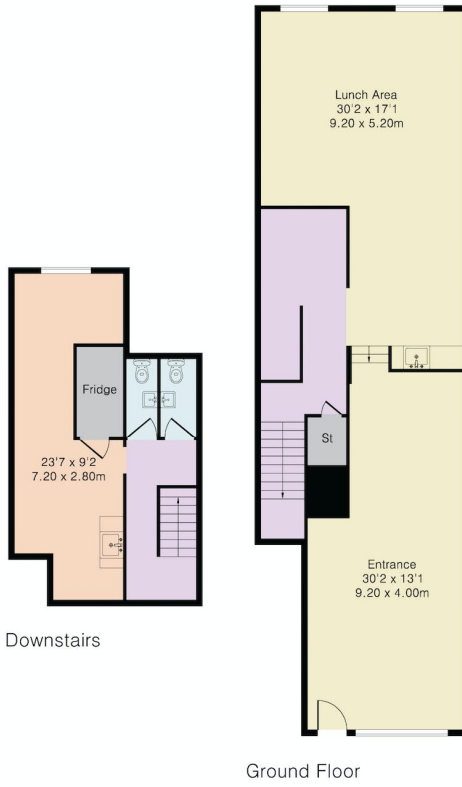
Special  
offer  
£5.95  
for 10  
pizzas

SEATING  
DOWNSTAIRS

LOVE

222A  
GRAFFITI

Approximate Gross Internal Area 1337 sq ft – 124 sq m  
Downstairs Floor Area 366 sq ft – 34 sq m  
Ground Floor Area 971 sq ft – 90 sq m



Downstairs

Ground Floor