



**STIRLING  
ACKROYD**

**TO LET**

**Unit 1 Imperial Hall, 104-  
122 City Road, London,  
EC1V 2NR**

2,497 sq ft

Bar/Night Club  
opportunity - Shoreditch



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

Floor Areas: Ground floor/reception 530 square feet with one stairwell leading to a basement club/bar area of 1,967 square feet (including toilets/office/kitchen) - Total 2,497 square feet.

Glazed frontage

Premises Licence summary:

Licensable activities authorised by the licence - Ground and Basement Floors:

- The provision of regulated entertainment by way of: The exhibition of films; The performance of live music; The playing of recorded music; The performance of dance; The provision of late-night refreshment; The sale by retail of alcohol.

The times the licence authorises the carrying out of licensable activities range from 10am to 2am

This is a rare opportunity to secure a bar/nightclub in the heart of Shoreditch, on the eastern edge of the City.

A new lease will be available direct from the Landlord.

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## Location

This is an established F&B location with lots of retailers, restaurants, bars and clubs in close proximity including KFC, Starbucks, GDK.

Ideally located at London's 'Silicon Roundabout' on Old Street, immediately at the north-west entrance of Old Street Station.

Old Street Station is directly accessible and various bus routes serve this busy and vibrant Shoreditch location.

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## Key points

- Total: 2,497 square feet - ground and basement floor space
- Late Licence in a prime location
- New lease - available now
- Rent - £90,000 per annum
- High footfall/visibility
- Next to Old Street Station entrance
- Established F&B location
- Rare opportunity





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## Accommodation

| Name         | sq ft | sq m   | Availability |
|--------------|-------|--------|--------------|
| Ground       | 530   | 49.24  | Available    |
| Lower Ground | 1,967 | 182.74 | Available    |

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## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com

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## Rents, Rates & Charges

|                |                      |
|----------------|----------------------|
| Lease          | New Lease            |
| Rent           | £90,000.00 per annum |
| Rates          | On application       |
| Service Charge | On application       |
| VAT            | On application       |
| EPC            | B (40)               |

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