



**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



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.

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.

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





Accommodation

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

Viewing & Further Information



Iftakhar Khan
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Rents, Rates & Charges

Lease	New Lease
Rent	£90,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (40)

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