

**5-7 Ireland Yard, City of London,
EC4V 5EH**



Prominent City Restaurant/Retail unit to let – 2,705 Sq.Ft.

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The Property

The subject property is located on Ireland Yard, between Blackfriars Lane and St Andrews Hill. Blackfriars, City Thameslink and St Pauls stations are all within a 5-minute walk, with a large population of office workers in the immediate vicinity.

The dual-fronted unit offers an open-plan, rectangular floorplate, making it suitable for either retail or restaurant use. It presents well, with floor to ceiling windows providing ample natural light and an attractive exposed brick wall at the rear of the unit.

Nearby occupiers include Starbucks, Flow Coffee, The Rising Sun pub, BYOC, Patch and Terra Rossa.

Accommodation (NIA)

The premises is arranged over ground and lower ground floors. It comprises the following approximate net internal floor area(s):

| Description | sq ft | sq m |
|-------------------------|--------------|--------------|
| Ground and Lower Ground | 2,705 | 251.3 |
| Total | 2,705 | 251.3 |

Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

Rent

£150,000 per annum exclusive.

Business Rates

The unit is currently rated as an office premises. The premises will be subject to re-evaluation.

Interested parties are advised to make their own enquiries with City of London Corporation.

EPC

Certificate available upon application.

Further Information and Viewing

Viewings are by appointment via sole agents Levy Real Estate.

Levy Real Estate:

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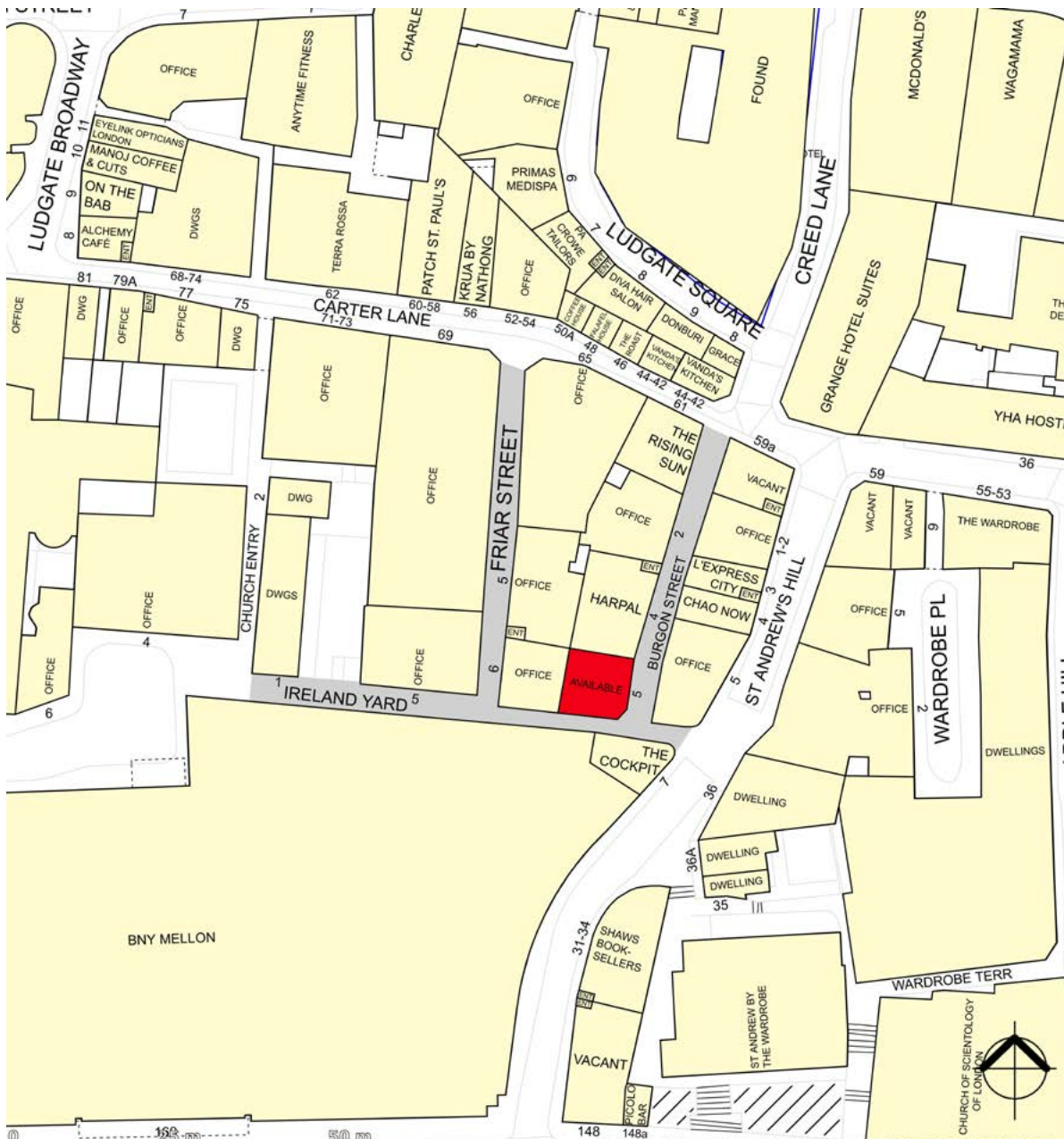
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Location Plan

Not to scale, indicative only.



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