



**CONFIDENTIALLY AVAILABLE**  
**27 EXMOUTH MARKET, CLERKENWELL, LONDON EC1R 4QL**

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property



This is a unique opportunity to acquire A1 food use premises in the heart of one of London's fashionable market streets. The premises are on the market for the first time in almost 20 years. Coffee, bagels, music (and cocktails) is the theme of this small, well established and iconic fixture of the Exmouth Market scene with A1 food use and a Premises Licence so the venue can change from a coffee and bagel bar during the day to a cool hangout for drinks and food in the evening .

Exmouth Market is described by Time Out as:

*"A stone's throw from the City, this pedestrianised street with food stalls is one of central London's most charming spots.*

*Exmouth Market is such a central London gem that it's hard to believe it was considered seedy and run-down as recently as the '90s. Now comprehensively regenerated, this pedestrianised street within walking distance of Farringdon, Clerkenwell and the bustling City of London is a lunchtime hub for nearby office workers and a vibrant spot for after-work drinks.*

*Exmouth Market is also worth visiting after twilight or on weekends to soak up its lively and convivial ambience. Because the majority of cafés, pubs and bars lining the street have outside seating and cover, it's one of the rare London thoroughfares that offers a proper, continental Europe-style 'sidewalk café' vibe. "*

A few doors down from Gail's Bakery, other neighbours include Caravan, Pret Veggie, Moro, Morito, Pizza Pilgrims, Exmouth Market Grind and a host of independent eateries and retail outlets.

The premises are arranged on ground floor and basement. There are covers inside as well as pavement seating but the jewel in the crown is the rear courtyard area which really sets the property apart.

The accommodation comprises:

Front – demised area (no pavement licence needed) with outside seating for 8-10

Ground floor 260 sq ft (23 sq m) – customer counter, retail display and seating for around 10.

Basement – Gross area is about 375 sq ft comprising storage area, circulation space and staff wc.

Rear Courtyard – currently arranged with seating and tables for 20-24

The lease expires in 2020. It's fully protected under the Landlord and Tenant Act, so it's renewable and the landlords have indicated there is no plan to redevelop.

The **current rent** is **£23,940 pa** and VAT is chargeable on the rent.

Rates payable are around £9,720 per annum. EPC rating: D

There is a premises licence as well, for drinks with food. This gives the business a tremendous area for growth by developing an evening drinks/food offer.

Premium offers of £80,000 are sought (excluding the coffee machine, a La Marzocco Linea PB).

The sale is confidential so absolutely no approaches should be made to staff or management. For further information and appointments to view, please contact the sole selling agents, Intrinsic Property.

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# 8 Excellent Reasons To Explore Exmouth Market

Home > Cafés > London > Brill

## Brill

27 Exmouth Market EC1R 4QL

### 4. Brill



Without making the 'Brill is brill' comment, which is exactly what you're expecting us to do, Brill is pretty darn great. It's a music venue cum coffee shop with fantastic bagels and a lovely little garden out back.

### Editor's Review

Jeremy Brill opened Clerkenwell Music in 1999 adding coffee and bagels in 2006 and finally becoming Brill after a refit in 2011. Brill is so firmly established in the Exmouth Market community it has the lived-in feeling of a local institution. In 2015, Brill began a relationship with [The Officina Coffee Roasters](#), developing their own espresso blend which is very well made at Brill and suits milk superbly.

When you enter this quirky, welcoming coffee shop, it's a treat to see shelves of CDs and vinyl and you can enjoy the now ancient pursuit of browsing the racks – the pursuit I seem to remember spending most of my waking hours involved in once. There are music books and magazines to read and plenty of room to sit and chat – even a quiet garden out back.

Brill are fiercely independent and very focussed on quality; Jeremy famously cycles to Brick Lane every morning to collect 80-100 fresh bagels and he also serves up Forman and Field Smoked Salmon, Seven Seeded Bakery bread and pastries and cakes from Galeta and Dee Light bakers. You can also enjoy granola with fruit and fresh orange juice or one of the famous bagel combinations for breakfast with lunch options including -salad bowls, avocado on toast, the ever classic salmon and cream cheese bagel and their much loved cheese and everything bagel, impossible to eat daintily! Give it a try.

Review by Phil Wain.

