

FITTED RESTAURANT FOR SALE – 1,061 FT² / 99 M²



MAISON MEKONG, 53-55 CARTER LANE, CITY OF LONDON EC4V 5AE

LOCATION The restaurant is located in the historic St Paul's district of The City of London, at the junction of Carter Lane and Addle Hill and sits approximately 90 metres walk away from St Paul's which attracted over 1.5 million visitors in 2017. The immediate vicinity is a mix of retail, office, some residential and of course tourists with Nearby occupiers include Benihana, Café Rouge, Gourmet Burger Kitchen, Starbucks and Yo! Sushi.

The closest station in City Thameslink which provides mainline services to Brighton, Gatwick, Luton Airport & Bedford whilst St Paul's Central Line station is approximately 300 meters away and Mansion House, providing District & Circle Line services, is approximately 450 meters away,

DESCRIPTION The demise was fully fitted from shell to an excellent standard in 2017. It is arranged solely on ground floor and comprises approximately 60 covers with room for more with cosmetic reconfiguration. This return frontage restaurant which trades as a SE Asian Parisian Brassiere, has a fitted kitchen to the rear (with limited cooking extract), stores, a large bar & WCs. In all the approximate GIA is 1,061 ft² / 99 m².

PREMISES LICENCE The City of London advises that the property benefits from a Premises Licence that permits the sale of alcohol between the hours of 08:00 23:00 Monday to Sunday.

BUSINESS RATES The VOA website advises that the current rateable Value is £62,000 which at 49.8 p in the £ gives rise to rates payable of approximately £30,900 for 2018 / 2019, excluding supplements or any relief.

TENURE Our clients advises that the property is held on an effective FRI lease for a term of 12 years from 25th January 2017, expiring 24th January 2029 with 4 yearly rent reviews and at a current rent of £54,000 P.A.

PREMIUM Our clients are seeking premium offers of £99,500 Subject to contact, for the benefit of their leasehold interest. We understand that the equipment is leased, details upon application.

HOLDING DEPOSIT A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

For further information contact Stephen Bagatti on steve@selsian.com / 07594 097 078

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MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.