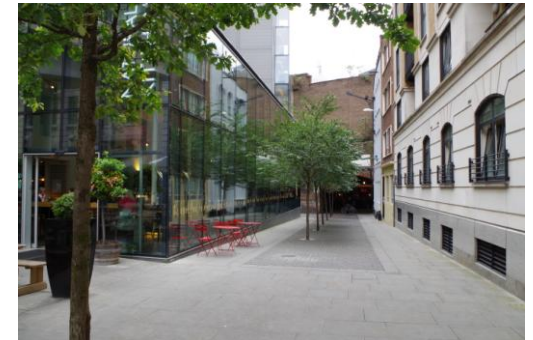




Orpheus Restaurant
26A Savage Gardens
Tower Hill
London
EC3N 2AR



A3 Restaurant in close proximity to Fenchurch Street Railway Station

TO LET

3,599 sq ft (335 sq m)



Location

The property is located in the south eastern corner of the City of London, on the south side of Crutched Friars and Savage Gardens and just to the north of The Tower of London. Fenchurch Street Station is approximately 26 metres from the subject property.

Description

The restaurant is a former fish restaurant arranged over ground, lower ground and first floors. There is a bar area on the first floor, which opens out in to the restaurant. There is a private dining area next to a large kitchen area. WC's can be found on the first floor. There is a small amount of external space on the first floor.



©Googlemaps

Floor Areas

	Sq ft	Sq m
Restaurant and Bar	3,008	280
Private Bar Area	400	37
Cellar Area	191	18
Total	3,599	335

*External seating may be possible subject to a pavement licence. Additionally there is an external area to the rear with out-buildings which could be utilised although the require work.

Terms

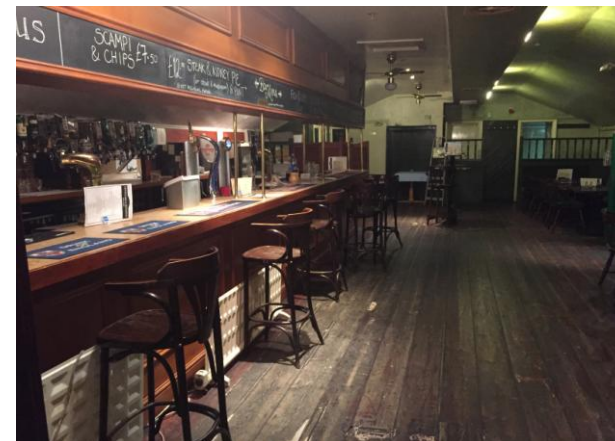
The restaurant is available on new leases directly from the landlord on terms to be agreed. The rent to be in excess of **£131,500 per annum exclusive**. Rents will be plus VAT.

Rates

We understand the rateable value for 26A Savage Gardens is £58,700. The rates payable for 2016/17 equate to £29,174 per annum. Interested parties are advised to make their own enquiries via the London Borough of Tower Hamlets.

Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property August 2016.

Viewing

Viewings are available strictly by appointment through sole agents:-

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