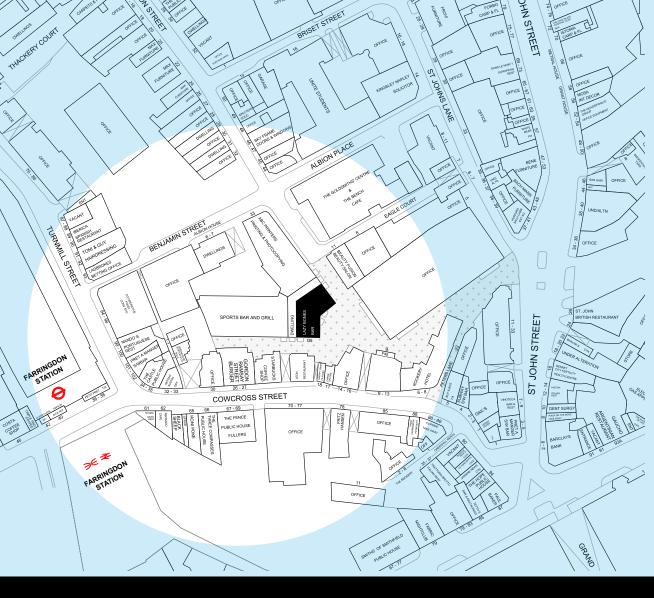


CLASS E OPPORTUNITY WITH OUTDOOR SEATING SUBJECT TO VACANT POSSESSION



# DESCRIPTION

Located less than 60 metres from Farringdon Station, the subject property is situated within Cowcross Yards, benefitting from outdoor seating and extraction. Cowcross Yards hosts KERB street food market twice a week and other nearby occupiers include LEON, Sports Bar & Grill, GAIL's, Starbucks and Gordon Ramsey Street Burger.

# **FLOOR AREA**

Ground Floor Sales: Ground Floor Ancillary:

1,531 sq ft 824 sq ft

## QUOTING RENT

£90,000 pax

### **BUSINESS RATES**

Rateable Value: Rates Payable (23/24):

£67,000 £34,304

## TIMING

Immediate, subject to vacant possession.

#### CONTACT

**Further information** available upon request:



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