



74 Blackfriars Road, London, SE1 8HA

Location

The premises are situated on Blackfriars Road within the immediate vicinity of Southwark Underground Station. The area benefits from a high level of tourist footfall with the Tate Modern and Shakespeare’s Globe nearby. Nearby national and local operators include Seabird, The Cut, Anchor and Hope, Seacontainers and Gordon Ramsay’s Bread Street Kitchen.

For an understanding of the location please review [Google Street View](#).

Description

The premises occupy an attractive frontage set within a period building boasting exceptional historical and architectural features. The ground floor benefits from an open plan space suitable for c.100 covers set beneath a period vaulted ceiling. The premises further benefit from kitchens, private dining room and customer WCs.

The gross internal areas are:

Ground Floor	365 sqm	3,929 sqft
First Floor	95.62 sqm	1,029 sqft
Total	460.64 sqm	4,958 sqft

Terms

The premises are available by way of new lease for a term to be agreed. Offers for the sale of the Freehold interest will also be considered.

Rent

Offers in the region of £120,000 pax will be considered.

Planning

The premises benefit from E Class Planning permission.

Rating

The current rateable value of the premises is £112,000 (April 2023 to present). All interested parties are advised to confirm with the Local Authority.

Licensing

There is a premises licence in place allowing the sale of alcohol on and off the premises at the following times:

Monday to Saturday	10:00 – 00:00
Sunday	12:00 – 23:30

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint sole agent Davis Coffey Lyons: [dcl.co.uk](#)

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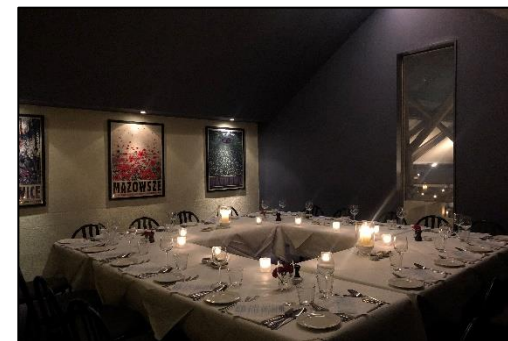
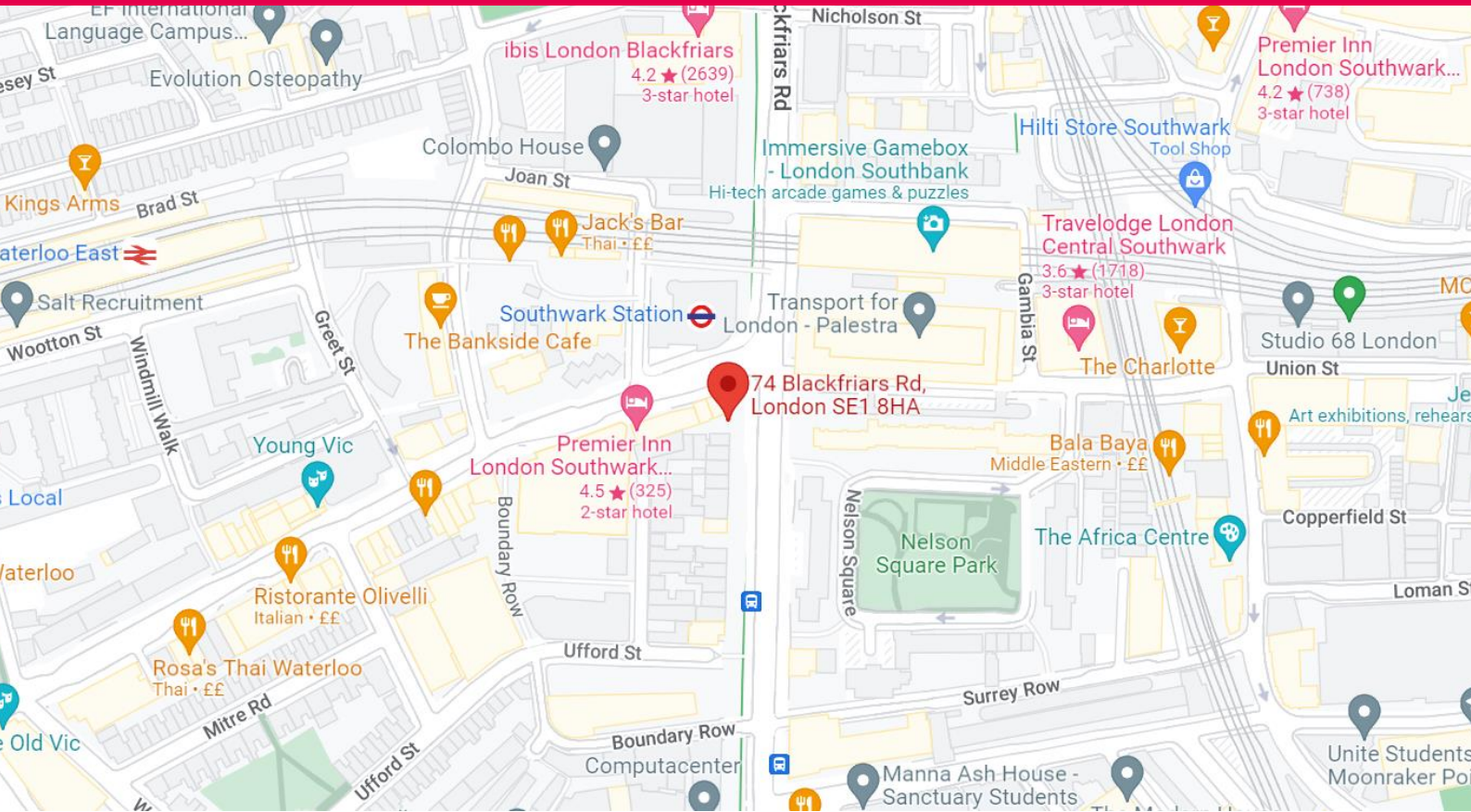
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**DAVIS
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FREEHOLD FOR SALE / NEW LEASE AVAILABLE

5,000 SQ FT – FITTED RESTAURANT/BAR, BLACKFRIARS SE1



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