



GENIUS GROUP

Specialist in leisure & retail property since 1994

CITY LATE NIGHT BAR OPPORTUNITY

CONFIDENTIAL - STAFF UNAWARE

THE FORGE, 24 CORNHILL, LONDON EC3V 3ND



Description



24 Cornhill is located in a prime City location next door Pitcher & Piano and opposite The Royal Exchange Shopping Centre and close to the Bank of England. Bank Underground Station is only 30 yards away providing access to Waterloo, the West End and Stratford as well as King's Cross and Southbank.

The property is arranged over the ground and basement floors with all fixtures and fittings included.

Floor	Sq ft	Sq m
Ground	5,586	519
Basement	4,445	413
Total	10,032	932

Lease

New underlease for assignment until 2033 at a rent of £360,000 pa.

Premium

Nominal premium offers considered to include all F&F.

Licence

Monday to Friday	10am – 3am
Saturday	10am – 4am
Sunday	12pm – midnight

Further Information

An EPC has been commissioned and can be made available on 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 agents Genius1Group and CBA Leisure:

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