



GENIUS
GROUP

Specialist in leisure & retail property since 1994

**NEW RESTAURANT OPPORTUNITY
FARRINGDON - A3 & E CLASS USE**

**64-65 COWCROSS STREET
LONDON, EC1M 6EG**



The premises are located in a busy location on Cowcross Street in the heart of Farringdon. There is strong customer footfall surrounding the property and office schemes being present throughout the area. The unit is also a minute's walk from Smithfield Market and will benefit from the new Elizabeth Line/Crossrail in 2022. [Google Street View](#)

New Restaurant opportunity (old A3 use and Class E) which can either be let separately or combined to provide a unique in-line delivery support unit with Dark Kitchens to the lower ground.

Unit 1, 64 Cowcross Street

Ground Floor	1,100 sq ft	89.7 sq m net
Basement	900 sq ft	68.5 sq m net
Total	2,000 sq ft	
Rent	£100,000 pa	

Unit 2, 65 Cowcross Street

Ground Floor	350 sq ft	20.7 sq m net
Rent	£35,000 pa	

Unit 1 + 2, 64/65 Cowcross Street

Both combined at the rear to provide:

Ground Floor	1,450 sq ft
Basement	900 sq ft
Total	2,500 sq ft
Rent	£135,000 pa

Unit 2 + Dark Kitchen Basement

Ground Floor	350 sq ft
Basement	900 sq ft
Total	1,250 sq ft
Rent	TBA



Viewing is strictly by prior appointment with sole agent, Genius1Group:

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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.



3 Middleton Place, Fitzrovia, W1W 7TB

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