

**CLASS E (RESTAURANT)  
LEASE AVAILABLE**

**14 ARTILLERY PASSAGE,  
LONDON E1 7LJ**

**SHELLEY  
SANDZER**

*Since 1983*



**LOCATION**

Located within the pedestrianised Artillery Passage, a busy thoroughfare connecting Bishopsgate to Commercial Street. Spitalfields Market is only a 2 minute walk away. Nearby operators include Honest Burgers, Nandos, Simmons Bar, Ottolenghi and Franco Manca to name but a few.

Liverpool Street Station is a 3 minute walk. Aldgate, Aldgate East and Shoreditch High Street stations are all within a 10 minutes walk.

**ACCOMMODATION**

The unit is arranged over Ground and Basement and comprises the following approximate floor areas:

**GROUND FLOOR** 700 sq.ft  
**BASEMENT** 700 sq.ft

**LEASE**

Available by way of an assignment of the existing 15-year lease expiring 2032 with a passing rent of £65,000 pax.

**PREMIUM**

Offers Invited

**RATES**

We have been informed by Tower Hamlets Council of the following:  
Rateable Value: £31,000  
Rates Payable: £15,872  
Interested parties are advised to make their own enquiries.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in this transaction.

**VIEWINGS**

Strictly by appointment only through sole agents Shelley Sandzer:

Etai Page

[etai@shelleysandzer.co.uk](mailto:etai@shelleysandzer.co.uk)

020 7580 3366 / 07525 726407

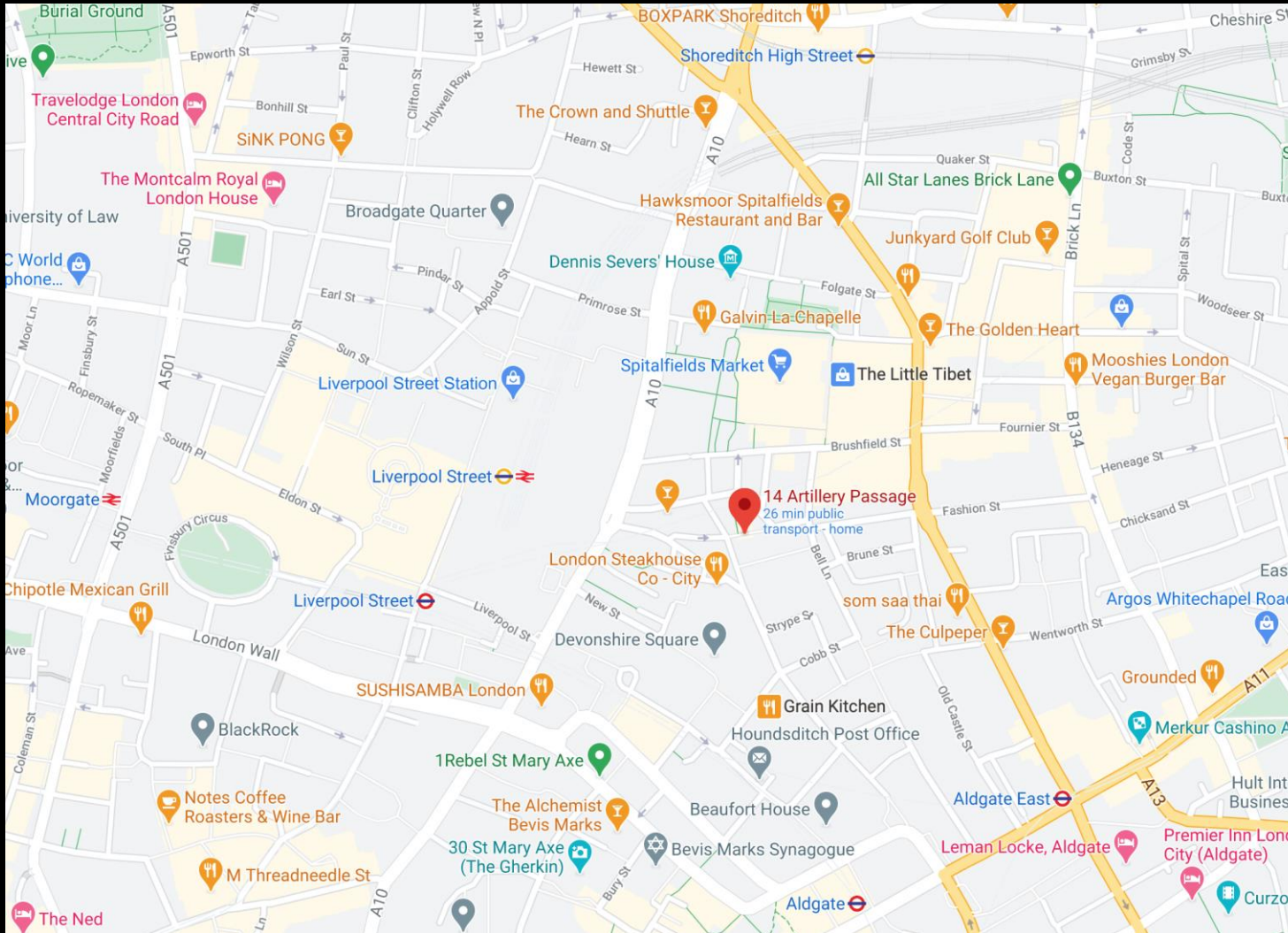
[www.shelleysandzer.co.uk](http://www.shelleysandzer.co.uk)

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