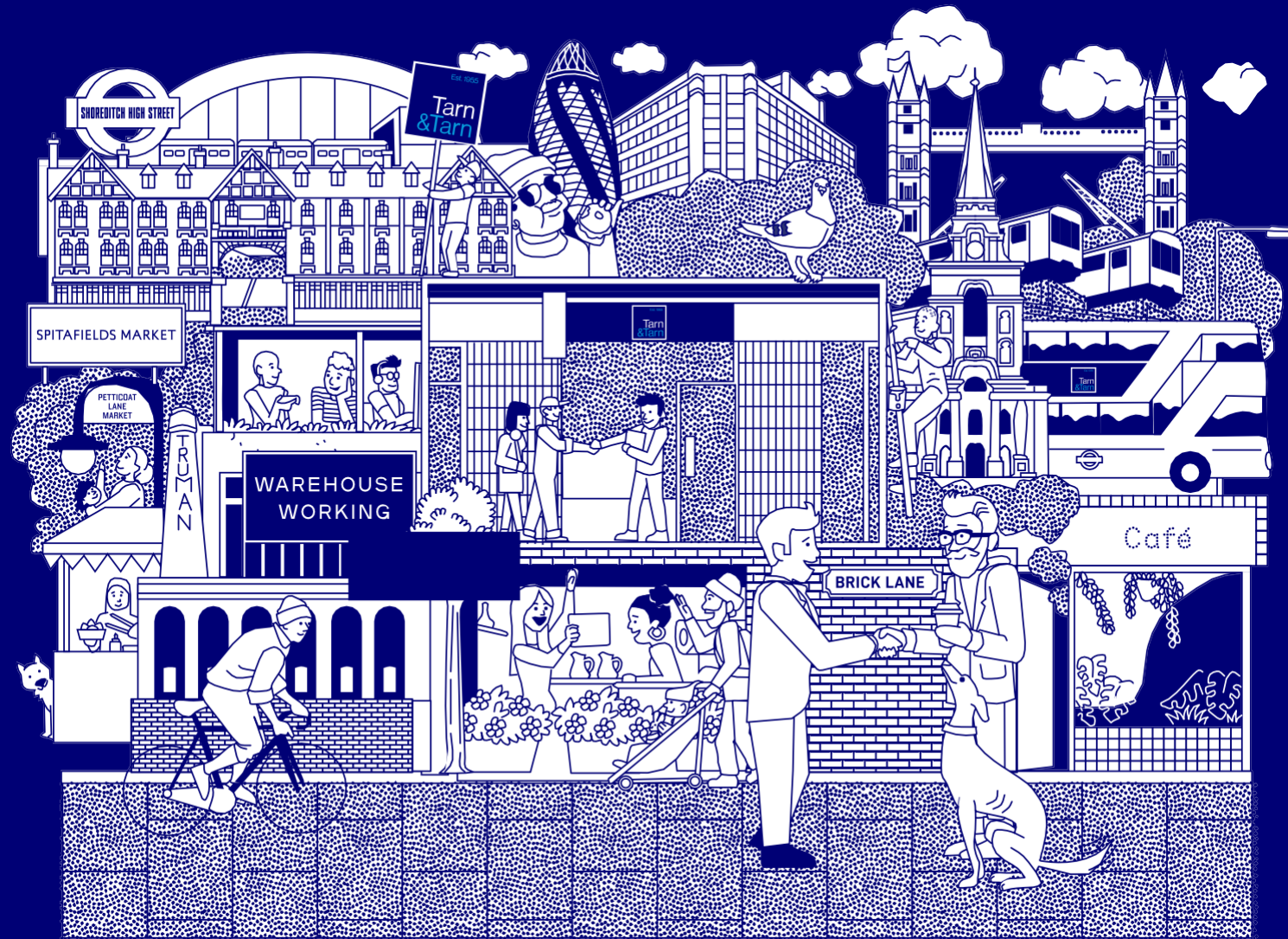


Est. 1955

# Tarn &Tarn

13 BOWLING GREEN  
LANE,  
CLERKENWELL,  
EC1R 0BD

FULLY FITTED  
RESTAURANT IN THE  
HEART OF  
CLERKENWELL  
731 SQFT



# DESCRIPTION

The premises is arranged over the ground floor and basement and provides seating for 22. The unit benefits from a kitchen extraction system on the ground and basement level and comes with a fully fitted kitchen and alcohol license.

# SUMMARY

- 2 Extraction Systems in Place
- Alcohol License
- Accommodates c.22 seats
- WC Facility
- CCTV





# LOCATION

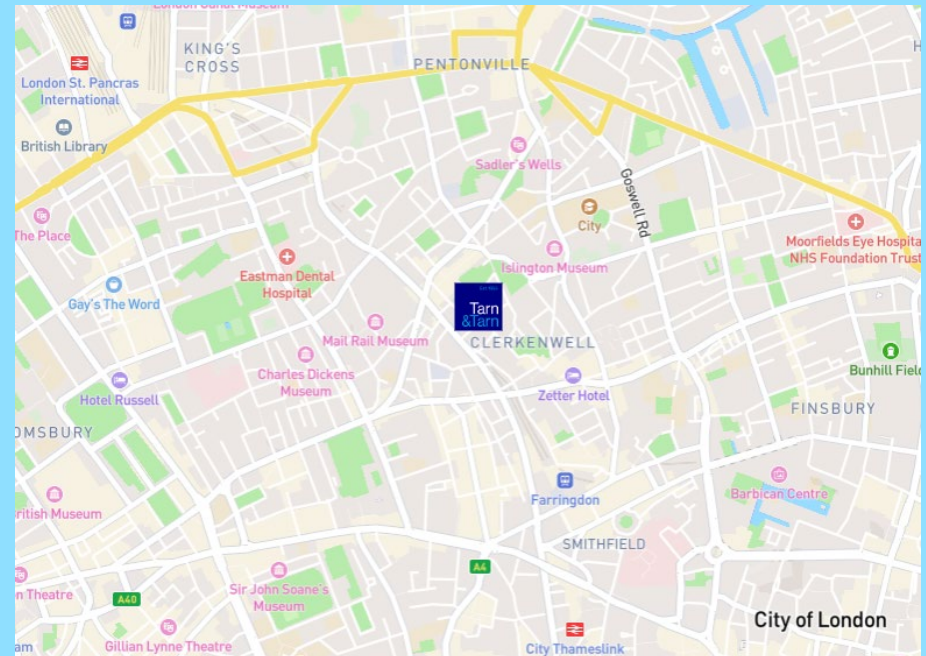
## THE AREA

The property is located on the South side of Bowling Green Road close to the junction with Farringdon Road. The property is surrounded by office buildings and a growing number of restaurants, cafes, bars, and galleries. The neighbouring restaurants include The Clerkenwell Kitchen, Granger And Co., Quality Wines, and many more. Farringdon and Angel Stations are only a short walk away from the property.



## TRANSPORT

-  Farringdon (8-minute walk) – **Hammersmith & City**, **Circle**, Elizabeth Line, **Metropolitan** and Thameslink Service
-  Angel (14-minute walk) – Northern Line
-  Barbican (16-minute walk) – **Hammersmith & City**, **Circle** and **Metropolitan** Line



## ACCOMMODATION

FLOOR	FT <sup>2</sup>	M <sup>2</sup>
Ground	375	34.84
Basement	356	33.07
<b>TOTAL</b>	<b>731</b>	<b>67.93</b>

## PREMIUM

Offers in excess of £60,000

## VAT

Applicable

## SUMMARY

Available size	731sqft
Passing Rent	£23,750 per annum
Business Rates	£7,223 per annum
Service Charge	N/A
Legal Fees	Each party to bear their own costs.
EPC Rating	Upon Enquiry

## TERMS

An assignment of an existing lease, which is contracted outside the Landlord and Tenant Act 1954, expiring in July 2030.

## LOCAL AUTHORITY

London Borough of Islington



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

**T 020 7377 8989**  
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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
**SINCE 1955.**