

P-THREE®



UNITS 4-5 LEADENHALL MARKET RESTAURANT / CAFE

LEADENHALL MARKET, LONDON, EC3V 1LR

NEW LEASE SUBJECT TO VACANT POSSESSION

DESCRIPTION

A standout café / restaurant opportunity within the iconic Leadenhall Market, offering excellent visibility and presence in one of the City of London's most historic and well-known destinations. This is a rare chance for a brand to secure a well-presented space with a double frontage in a location renowned for its architectural character, prestige, and loyal weekday customer base of office workers, leisure guests, and tourists.

The unit also benefits from 465 sq ft of outdoor seating space, providing a significant alfresco area to capture the market's unique atmosphere.

Leadenhall Market blends heritage charm with a high-spending professional catchment and a steady flow of visitors drawn to its unique character. Perfect for a concept looking to deliver something distinctive and high-quality to a prime London Estate.

LOCATION

Situated on Central Avenue close to the market's entrance from Bishopsgate and the centre of the market, the unit sits on a key pedestrian route with extensive outside covered seating. This location offers direct access to the Square Mile's 678,000 office workers, the majority of which fall within the 22–39 age bracket.

The market also sits adjacent to major new developments including the new One Leadenhall (430,000 sq ft), 85 Gracechurch Street (235,000 sq ft) and One Bishopsgate Plaza (562,000 sq ft), driving substantial additional footfall. This is further complemented by tourists and London residents alike.

RENT

Rent on request.

BUSINESS RATES

Rateable value: £46,500

Rates payable: £25,807.50 per annum

Interested parties are advised to make their own enquiries with the local authority (R.V. as at 01.04.2026).

SERVICE CHARGE

£27,645 per annum.

Please note the service charge is an estimate and remains subject to annual changes. There will also be an additional marketing charge estimated at £3,500 (To increase in-line with CPIH).

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For viewings please contact P-Three:

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AREA

The accommodation comprises the following areas (GIA):

| | |
|-----------------|---------------------------|
| Basement | 69.40 sq m / 747 sq ft |
| Ground | 30.19 sq m / 325 sq ft |
| 1st | 31.03 sq m / 334 sq ft |
| 2nd | 23.23 sq m / 250 sq ft |
| Total | 153.85 sq m / 1,656 sq ft |

