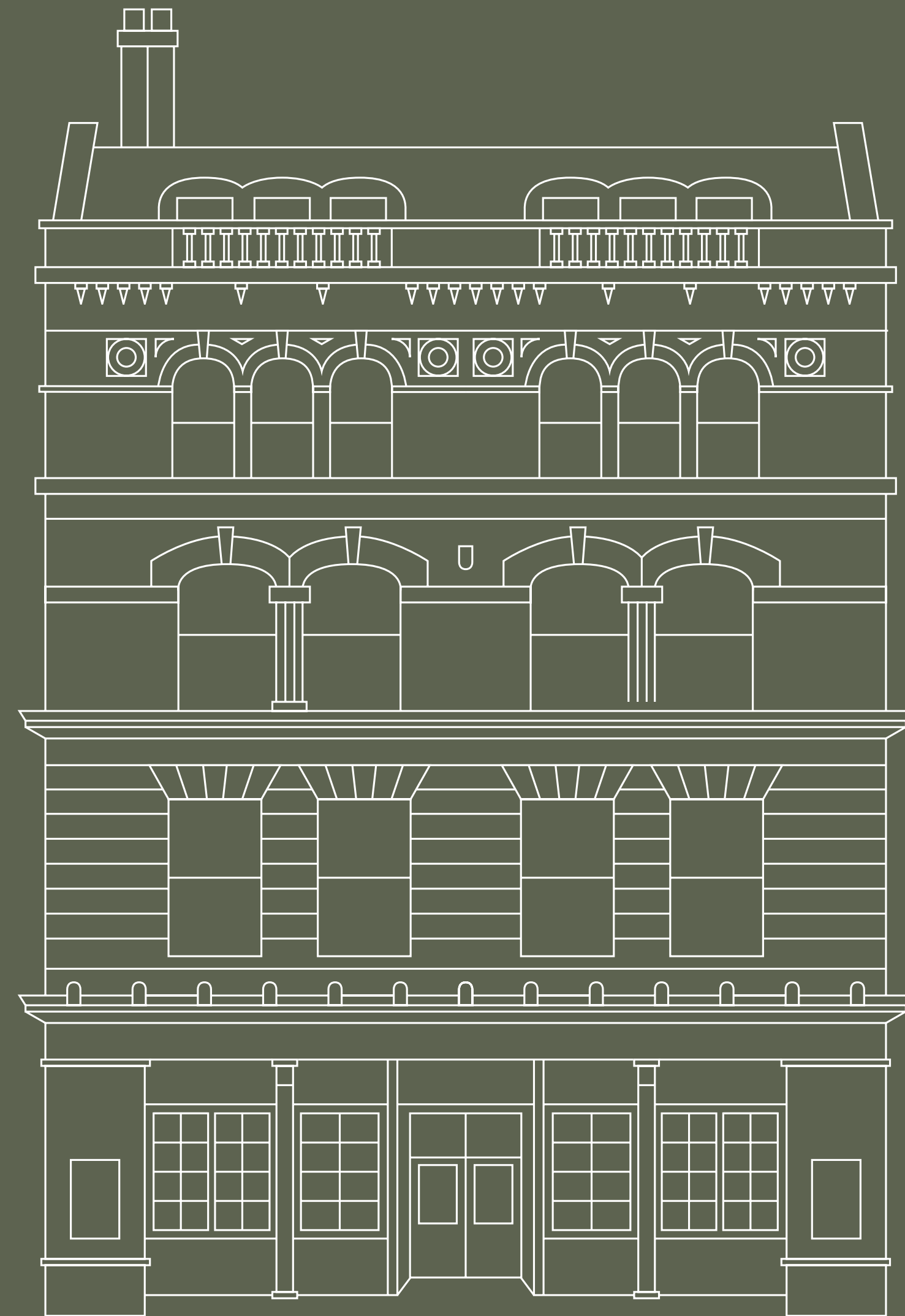


2-3 West Smithfield

FARRINGTON EC1A 9JX

Pub / restaurant opportunity To Let



FARRINGDON EC1

Smithfield West



Food & Beverage
opportunity in
heart of The City



Located opposite the
new **London Museum**
due to open 2026



Farringdon Station
now open with
Elizabeth Line



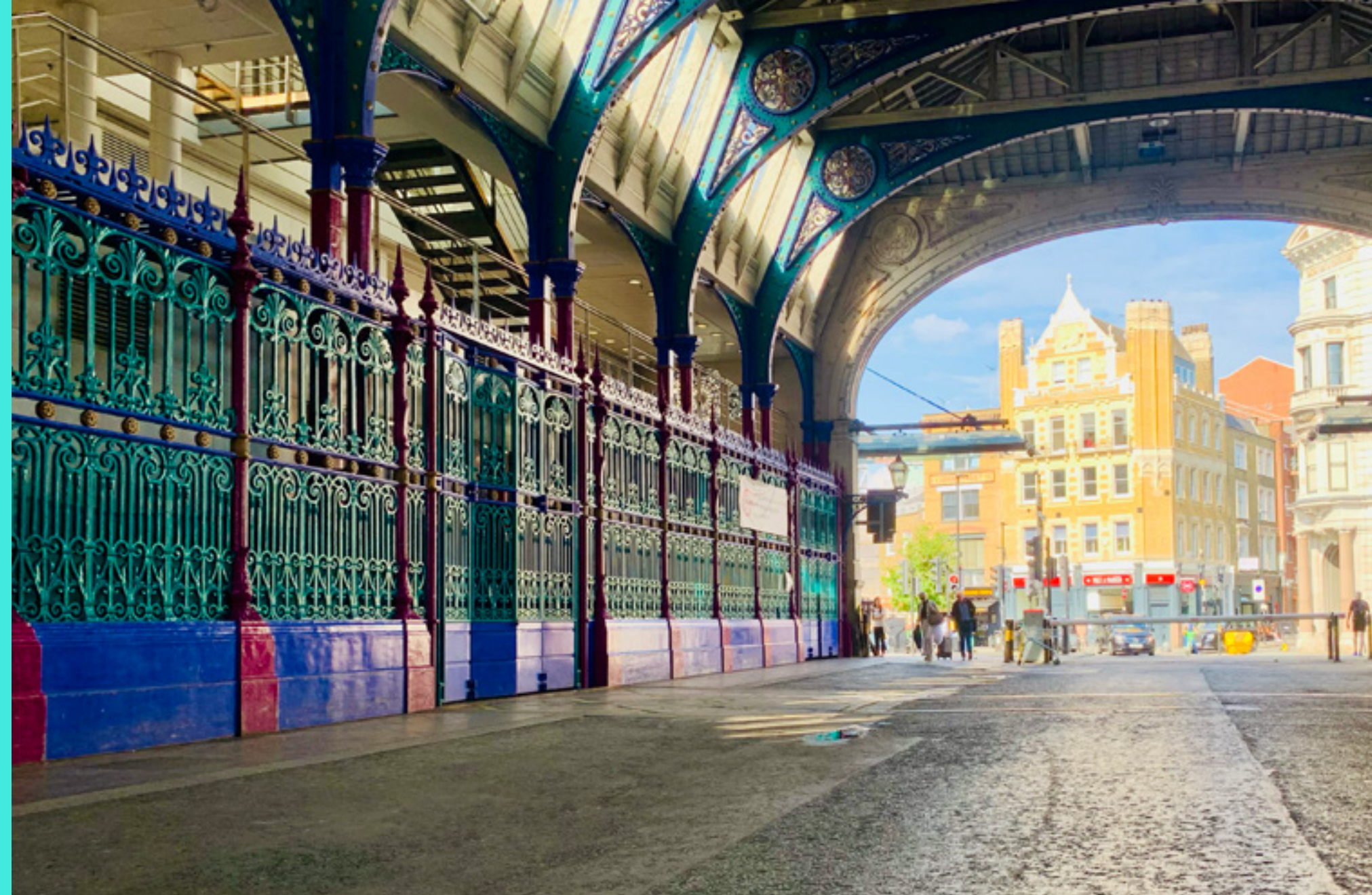
FARRINGDON EC1

Smithfield West

Location

Farringdon is one of central London's most exciting districts, with a strong mix of office and creative space alongside a world class Food and Beverage offering and a vibrant nightlife.

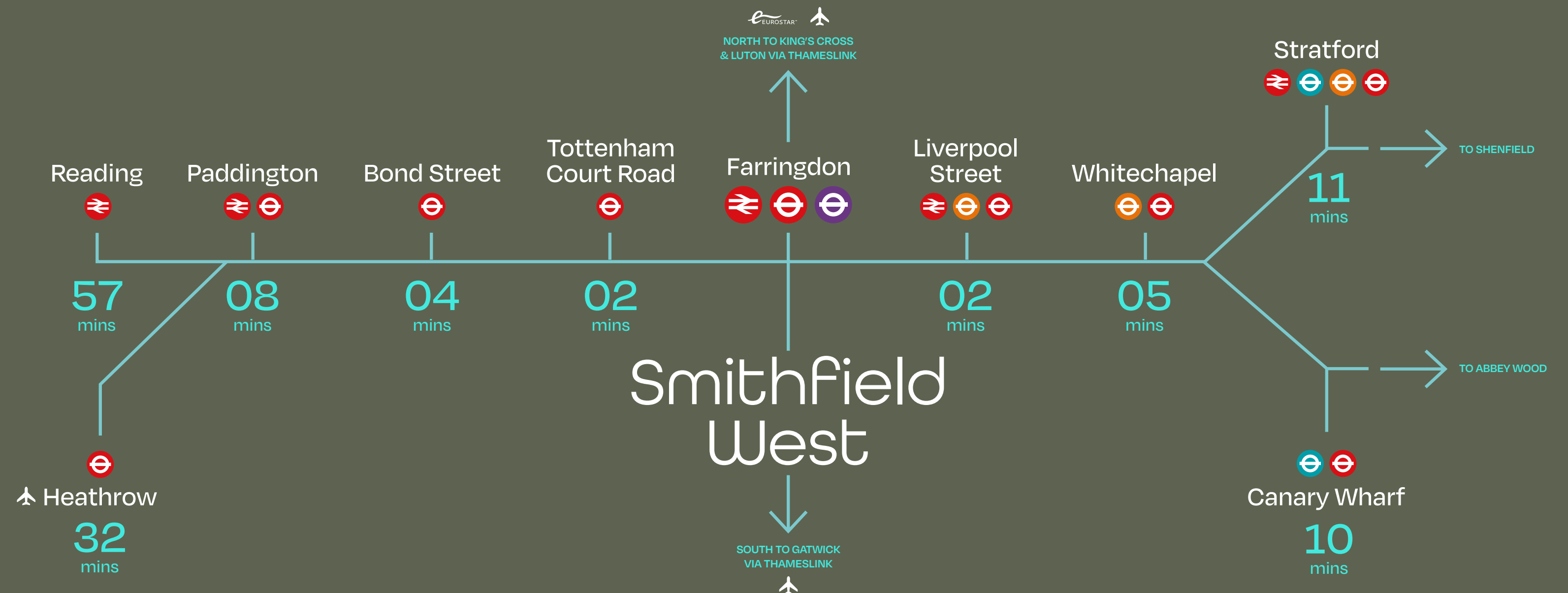
The location is set to be cemented as a go to destination in London with the relocation of the London Museum to part of the Smithfield Market, due to open in 2026. The Museum will host more than 7.5m item collection displayed, centred around London and its history.



Connectivity

With the opening of the Elizabeth Line in 2022, Farringdon Station has become one of the TFL's busiest stations with easy connections to The West End, Paddington, Stratford and Heathrow.

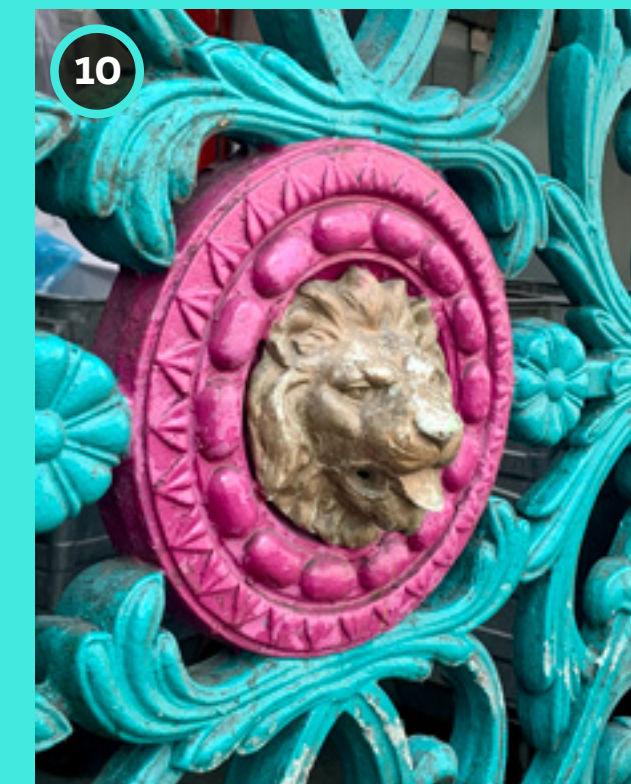
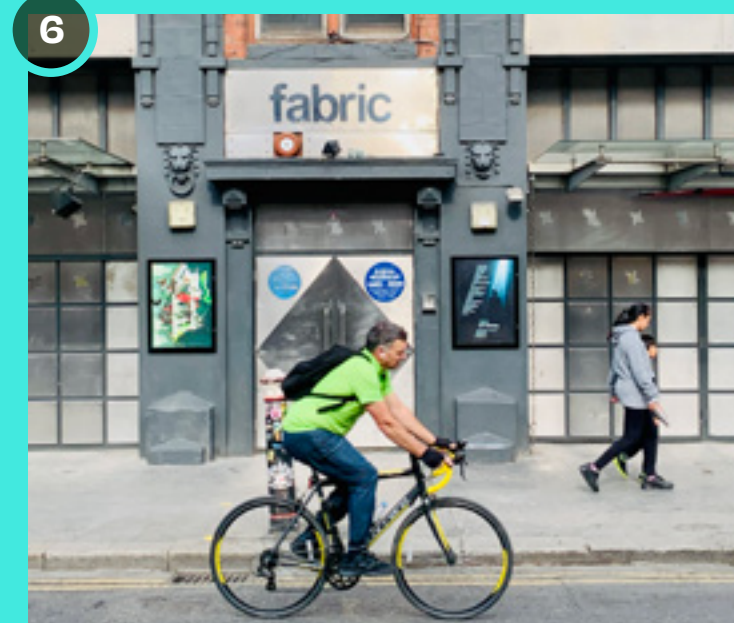
3



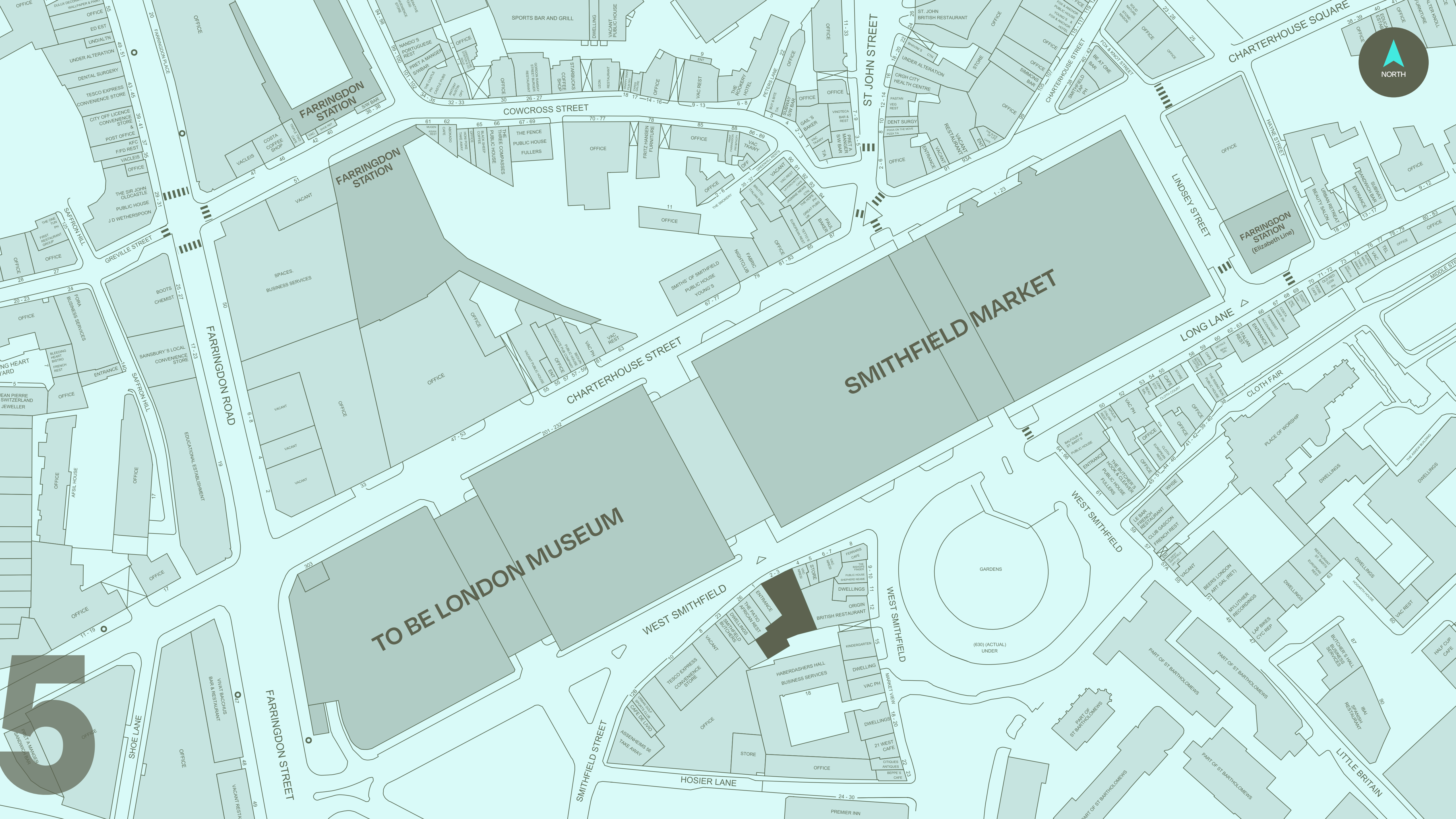
FARRINGDON EC1

Smithfield West

This ever evolving neighbourhood is home to some of the cities most recognisable names, all centred around the famous Smithfield Market.



- 1** **Smiths Of Smithfield** - Bar & restaurant with rooftop, 67-77 Charterhouse St, EC1
- 2** **Bouchon Racine** - Classic French bistro dining, 66 Cowcross St, EC1
- 3** **Butchers Hook & Cleaver**, Pub combining a former bank and an old butchers' shop, 60-63 West Smithfield, EC1
- 4** **Origin In The City** - Pasture-to-plate fine dining restaurant, 12 West Smithfield, EC1
- 5** **Club Garcon** - Michelin-starred, contemporary French restaurant, 57 West Smithfield, EC1
- 6** **Fabric** - Venue home for London's electronic music scene, 77A Charterhouse St, EC1
- 7** **St. John** - Acclaimed restaurant with distinct style and philosophy, 26 St John St, EC1
- 8** **Malmaison Farringdon** - Luxury Hotel, bar and grill, 18-21 Charterhouse Square, EC1
- 9** **Balfour St Barts** - Bar, restaurant and event venue, 66 West Smithfield, EC1
- 10** **Smithfield Market** - Located within the Square Mile of the City of London, Grand Avenue, EC1



TO BE LONDON MUSEUM

SMITHFIELD MARKET

FARRINGTON STATION
(Elizabeth Line)

FARRINGTON STATION

PRET A MANGER
SANDWICH BAR

SAINSBURY'S LOCAL
CONVENIENCE STORE

THE LONDON MUSEUM

PRET A MANGER
SANDWICH BAR

FARRINGDON EC1

Smithfield West

The property provides the below floor areas:

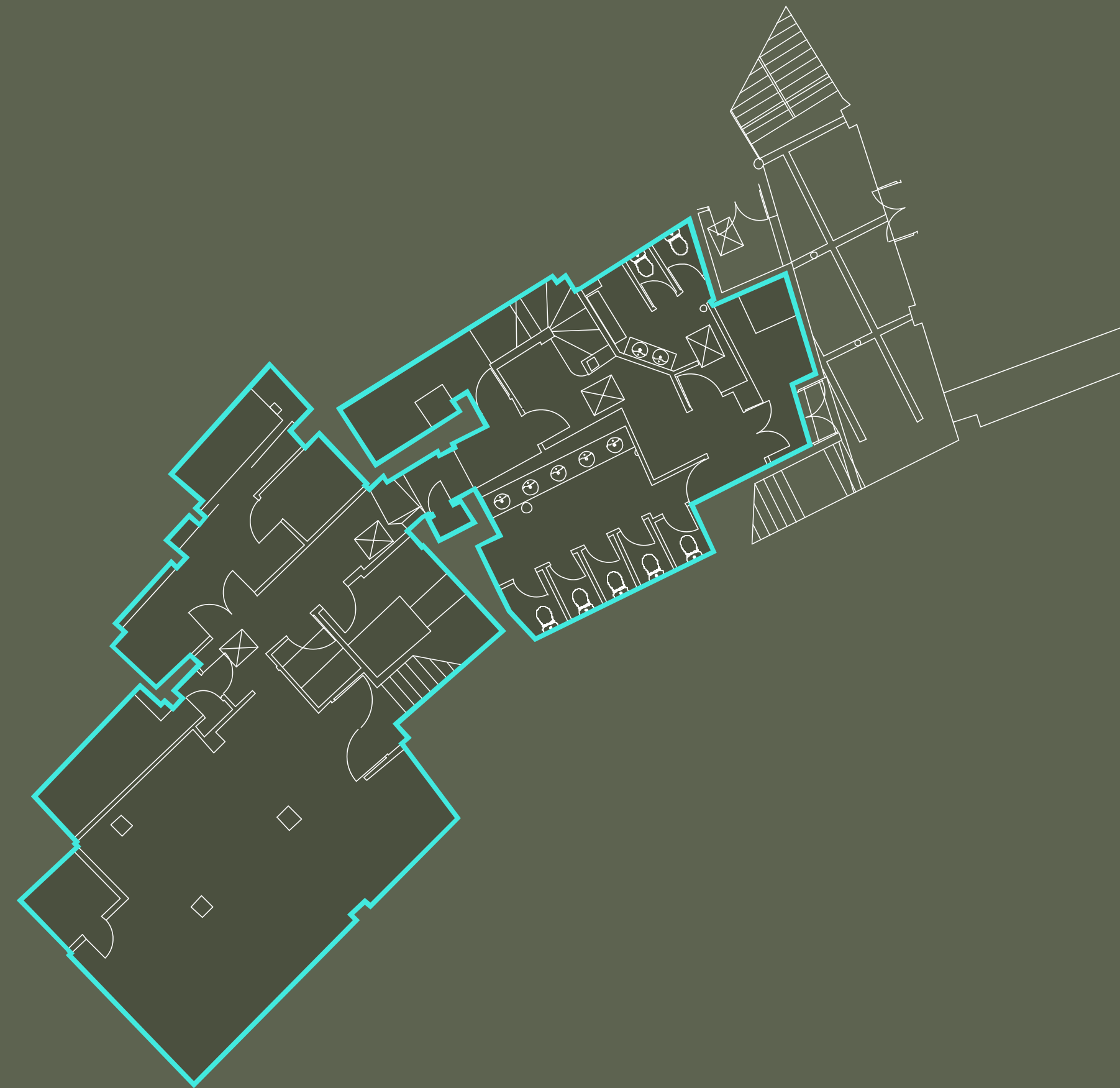
2-3 West Smithfield	Floor Area (sq ft)	Floor Area (sq m)
Ground Floor	3,432	318.89
Basement	1,292	120.01
TOTAL	4,724	438.90

Rent

Rent is available upon application



Accommodation



Basement



Ground Floor

FOR FURTHER INFORMATION OR TO ARRANGE
AN INSPECTION PLEASE CONTACT:

Dan Turner
07907 022 524
dant@jacksoncriss.co.uk

Neil Davies
07714 469 035
ndavies@farebrother.com

JACKSON
CRISS

Farebrother

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification checks. The required documents will be confirmed and requested from the successful purchaser at the relevant time.

Messrs. Jackson Criss for themselves and for the vendors or lessors of this property whose agents they are to give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Jackson Criss has any authority to make or give any representation or warranty whatever in relation to this property. **104941 October 2024. Designed by WeAreTCC.co.uk**

2-3 West Smithfield

FARRINGTON EC1A 9JX