



16 Bateman Street, Soho, London W1D 3AH

Location

Bateman Street is in Soho, in between Dean Street and Greek Street, the most vibrant streets for restaurants and nightlife. The area is the prime heart of London's hospitality and leisure scene and is busy 24/7 with Londoners, foodies, shoppers, tourists and office workers. Nearby are Ronnie Scott's, Soho House, Quo Vadis, Burger & Lobster, Noble Rot and Humble Chicken amongst others.

For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises are arranged over ground and basement. The fit out is in need of totally updating and is currently arranged as ground floor customer seating for 62 covers with a servery style bar. The kitchen, WCs and additional customer seating can be found at basement level.

The approximate gross internal areas are as follows;

Ground Floor	677 sq ft	63 sq m
Basement	683 sq ft	63 sq m
Total	1,360 sq ft	126 sq m

Term

The premises are available on a new lease for terms to be agreed.

Rent

Rental offers in the region of £140,000 will be considered.

Business Rates

The premises has a rateable value of £75,000.

Planning / Licencing

The premises benefit from E Class Use. The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday - Sunday	12.00 – 23.00
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Further Details

An EPC has been commissioned and can be arranged upon 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.

Viewing is strictly by prior appointment with sole agent
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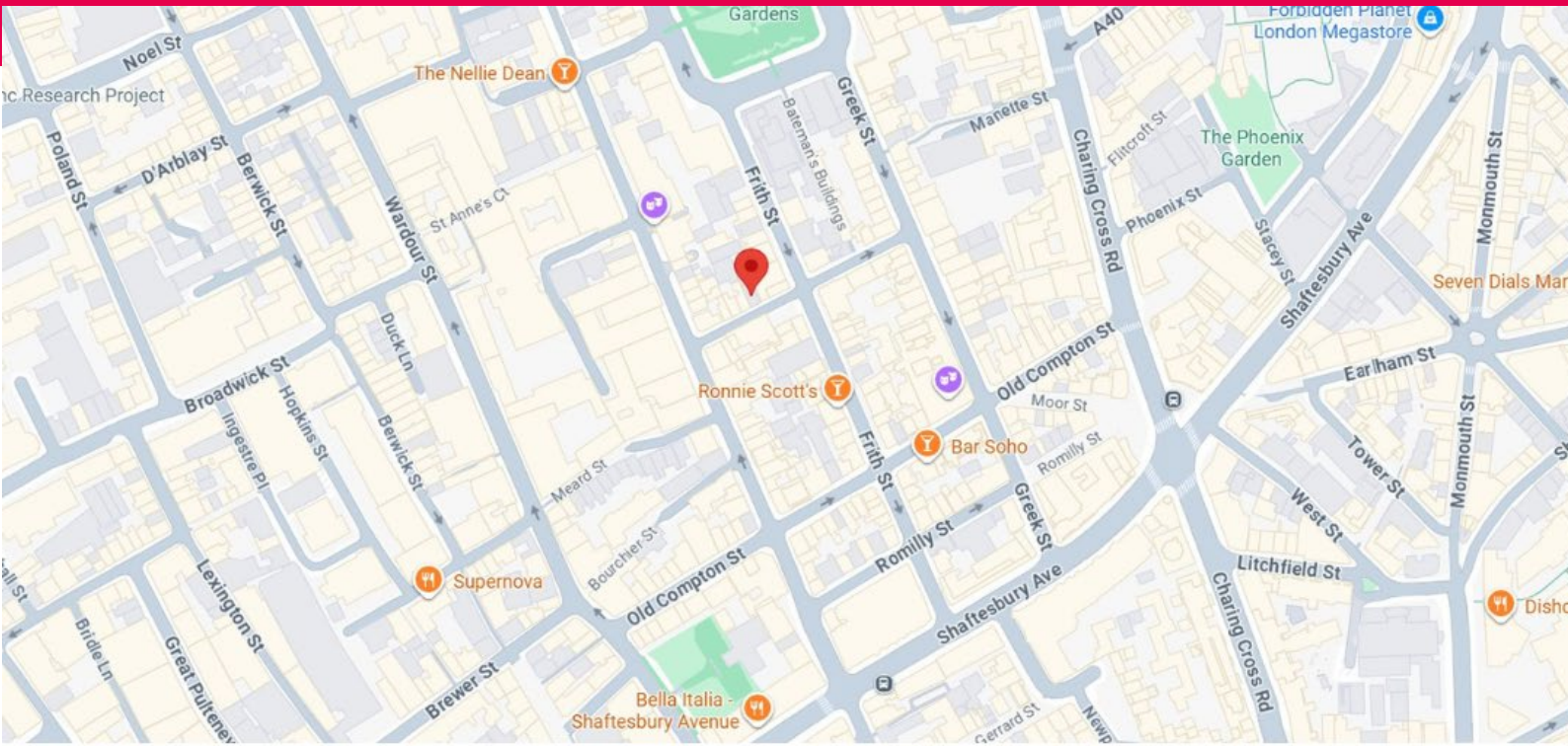
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**DAVIS
COFFER
LYONS**

NEW LEASE – SOHO W1

1,360 SQ FT E CLASS + EXTRACTION



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