

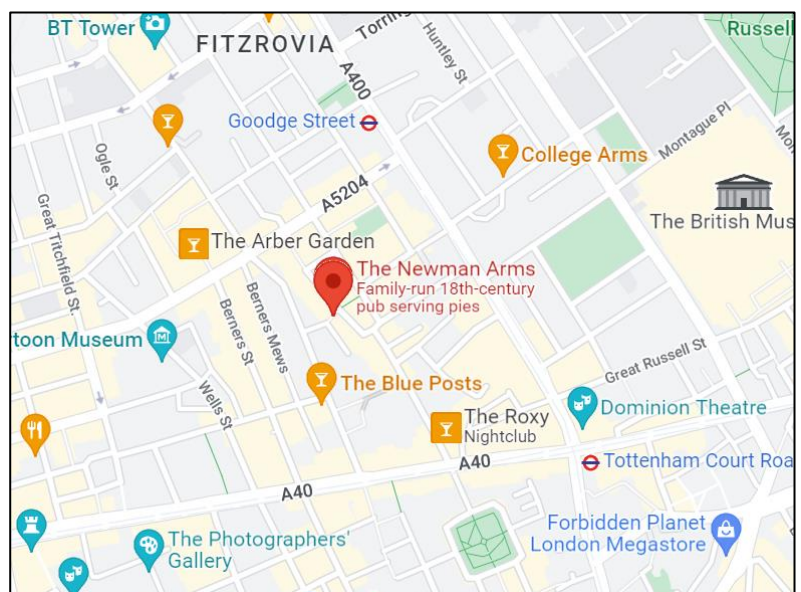


The Newman Arms, 23 Rathbone Street, London W1T 1NG

Summary

- Free of Tie Lease
- 6 Years Remaining on the Lease
- Ground Floor, First Floor and Basement
- Leasehold Assignment
- Prime Location
- Sui Generis Use

Offers Invited



Viewing is strictly by prior appointment with sole agents Davis Coffe
Lyons: dcl.co.uk

Connie Start
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cstart@dcl.co.uk

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Location

The property is located on Rathbone Street, close to its junction with Rathbone Place. The subject premises located close to Oxford Street and a short walk from Tottenham Court Road and Goodge Street Underground Stations. The Tottenham Court Road Crossrail terminal will also exit close by and the area is home to numerous office occupiers such as Facebook, Saatchi and Saatchi and Estee Lauder & The BFI. Local occupiers include Circolo Popolare, Roka, SixbyNico, Charlotte Street Hotel, Norma and many others. For a better understanding of the location please review [Google Street View](#)

Description

The property is a four-storey building of brick construction under a flat roof. The property trades at ground floor, first floor and basement levels only. The upper parts comprise of residential accommodation which are not included within the demise.

The ground floor comprises of a single bar servery for approximately 15 covers. Ancillary accommodation at this level is formed of customer WC's. The first floor is a dining area for approximately 50 covers. The trade kitchen is located at first floor level. The basement provides ancillary accommodation including cellarage and stores. The basement also provides an additional trading area for approximately 20 covers.

Tenure

The property is held by way of a 10 year lease commencing 24 March 2020 at a rent of £100,000 per annum or 10% of turnover whichever is the higher. The lease is contracted outside of the Landlord & tenant Act 1954.

Planning

The premises benefit from Sui Generis use.

Licensing

There is a Premises Licence in place allowing for the sale of alcohol at the following times:-

Monday to Thursday	10:00am to 23:30pm
Friday to Saturday	10:00am to 00:00am
Sunday	12:00pm to 22:30pm

Rateable Value

The property is listed in the VOA Business Rates List as having a rateable value of £47,000 with effect from 1 April 2017.

EPC

A copy of the EPC is available upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.



Davis Coffery Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffery Lyons Limited.