

CARNABY

KINGLY COURT



**EXCITING NEW LIVE MUSIC/
PERFORMANCE VENUE
WITH VALUABLE 3 AM LICENCE**

TO LET

G15, Kingly Court, Carnaby, Soho

Shaftesbury

This unique food and drink hub brings 21 of the best international concept restaurants, bars and cafés situated in a vibrant courtyard, which is open air throughout the summer months and covered in the winter.



Al-fresco dining, Kingly Court

Location

Kingly Court is Carnaby's iconic al-fresco drinking and dining destination in the heart of London's West End, a unique food hub of best in class independent food and drink operators.

1940's London underground themed live music bar **Cahoots** and member's bar and cocktail lounge **Disrepute** are located underneath the courtyard. Bustling nearby bar on Kingly Street, **Ain't Nothin' But The Blues** is a favourite for music fans, playing everything from west coast jazz to reggae. Other operators include **Pizza Pilgrims** pizzeria and friggitoria, NYC-inspired restaurant and bar **Dirty Bones**, Caribbean restaurant and cocktail bar **The Rum Kitchen**, London's first gourmet kebab restaurant **Le Bab** and tonkotsu ramen specialist **Shoryu**.

Now is your chance to join them.



The Court, Kingly Street

Accommodation

The premises is arranged at basement level accessed by a ground floor entrance, and has the following approximate net internal area:

Basement 1,755 sq ft 163 sq m

Rent

Rent on application.

Tenure

The premises are available on a new Full Repairing & Insuring lease for a term to be agreed. The lease will be granted outside the Landlord & Tenant Act 1954 and the rent will be subject to 5 yearly rent reviews.

Specification

The unit will be handed over in shell condition

Planning

The premises benefits from planning consent for Live Music/Performance Venue/ A3 Restaurant/A4 Bar.

Licence

A Premises Licence has been secured on the basis of live music and performance use, with opening hours from 8am to 2am Monday to Wednesday, 8am–3am Thursday to Saturday and 8am–midnight on Sundays, with the sale of alcohol until 2am Monday–Wednesday, 3am Thursday–Saturday and midnight on Sunday and a maximum capacity of 120 (excluding staff). Further details on request.

Service Charge and Insurance

The service charge and insurance for the current year are estimated at £28,600 and £977 respectively.

Rates

The unit will be reassessed for rating purposes following completion.

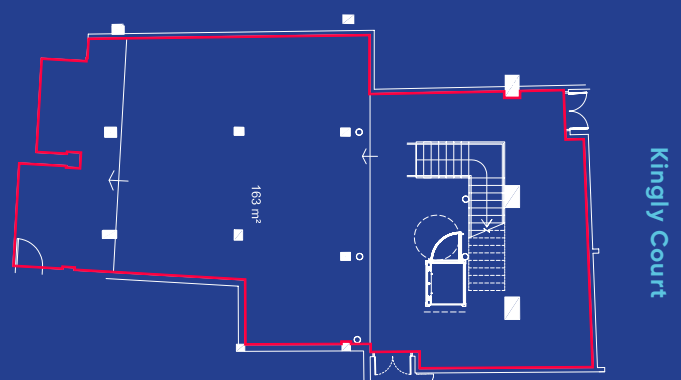
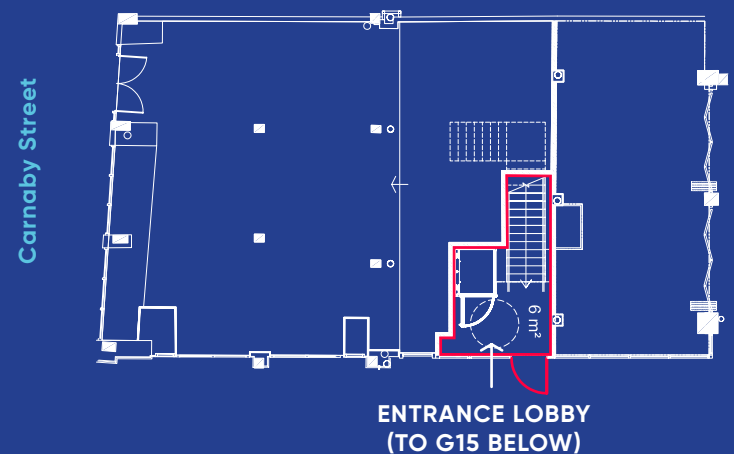
Energy Performance Certificate

The premises have an EPC rating of C.

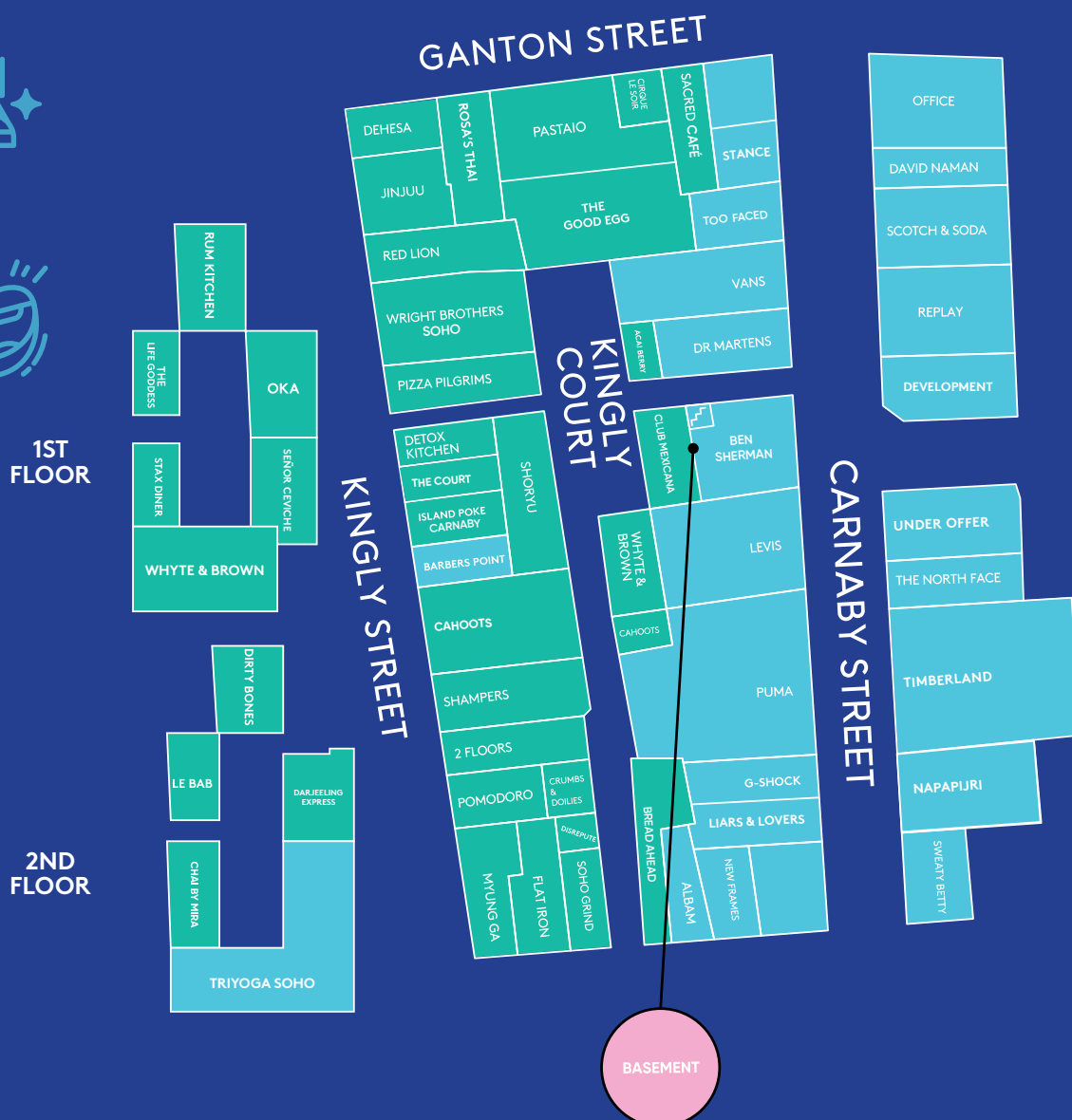
Legal Costs

Each party is to bear its own costs.

Floorplan



UNIT G15 BASEMENT WITH GROUND FLOOR ENTRANCE LOBBY 163²M



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