

THE TOWNHOUSE

3 HENRIETTA STREET, LONDON, WC2

*A very unique restaurant and hospitality
opportunity at the very heart of Covent Garden*

COVENT GARDEN
capco

THE TOWNHOUSE, 3 HENRIETTA STREET, LONDON, WC2

Welcome to Covent Garden

We are looking for an exciting new operator with the intention to take advantage of the quirky accommodation of this historic townhouse with its unparalleled views across the Piazza.

Covent Garden is London's most vibrant shopping and dining neighbourhood. The Piazza attracts over 44 million customer visits a year and demographics have changed dramatically in recent years following the influx of high end brands such as Apple, Chanel, Tom Ford, Peloton, Burberry and Mulberry.

This, coupled with a new generation of restaurants and bars with the likes of Balthazar, SushiSamba, Red Farm, Buns & Buns, Petersham Nurseries and The Ivy Market Grill, has created a world renowned destination.

Situated on Henrietta Street, the new restaurants and bars who have chosen to open here in the past couple of years have ensured that its become an eating and drinking destination of choice for Londoners. Neighbours include ECC's Henrietta Hotel, Flat Iron, Oystermen, Sticks'n'Sushi, Frenchie, Cora Pearl, VyTA, Din Tai Fung, Big Mamma and The Ivy Market Grill.

'The area surrounding Covent Garden's covered market used to be a culinary desert, all grey steaks, chain restaurants and tired old tourist traps. But all of a sudden Covent Garden has become a foodie destination in its own right.'

CONDE NAST
TRAVELLER ONLINE

FEBRUARY 2019



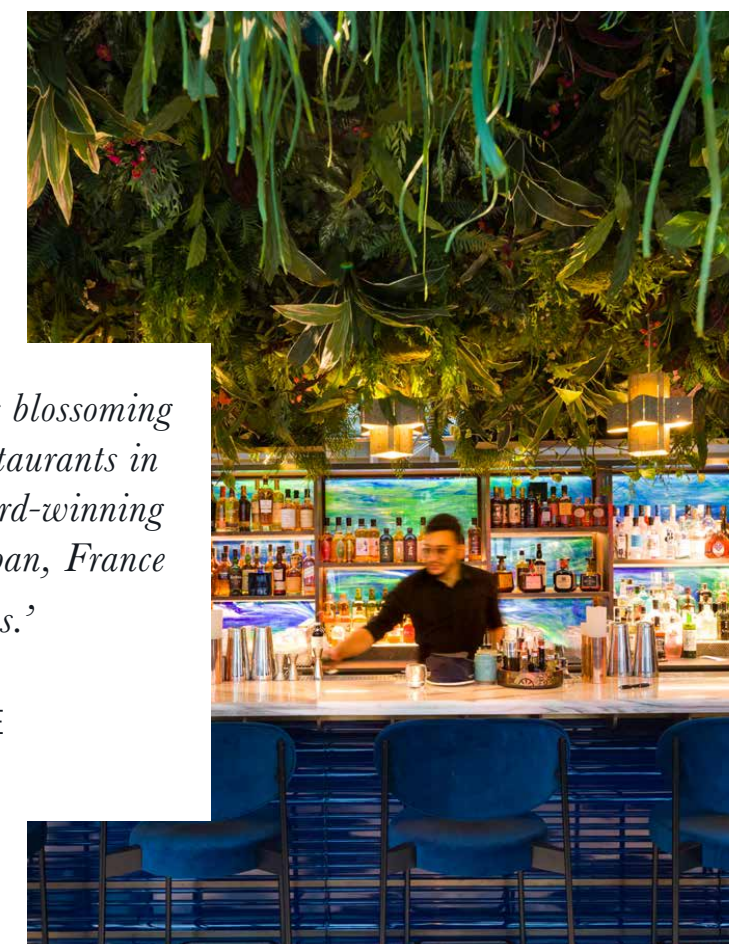
On your doorstep



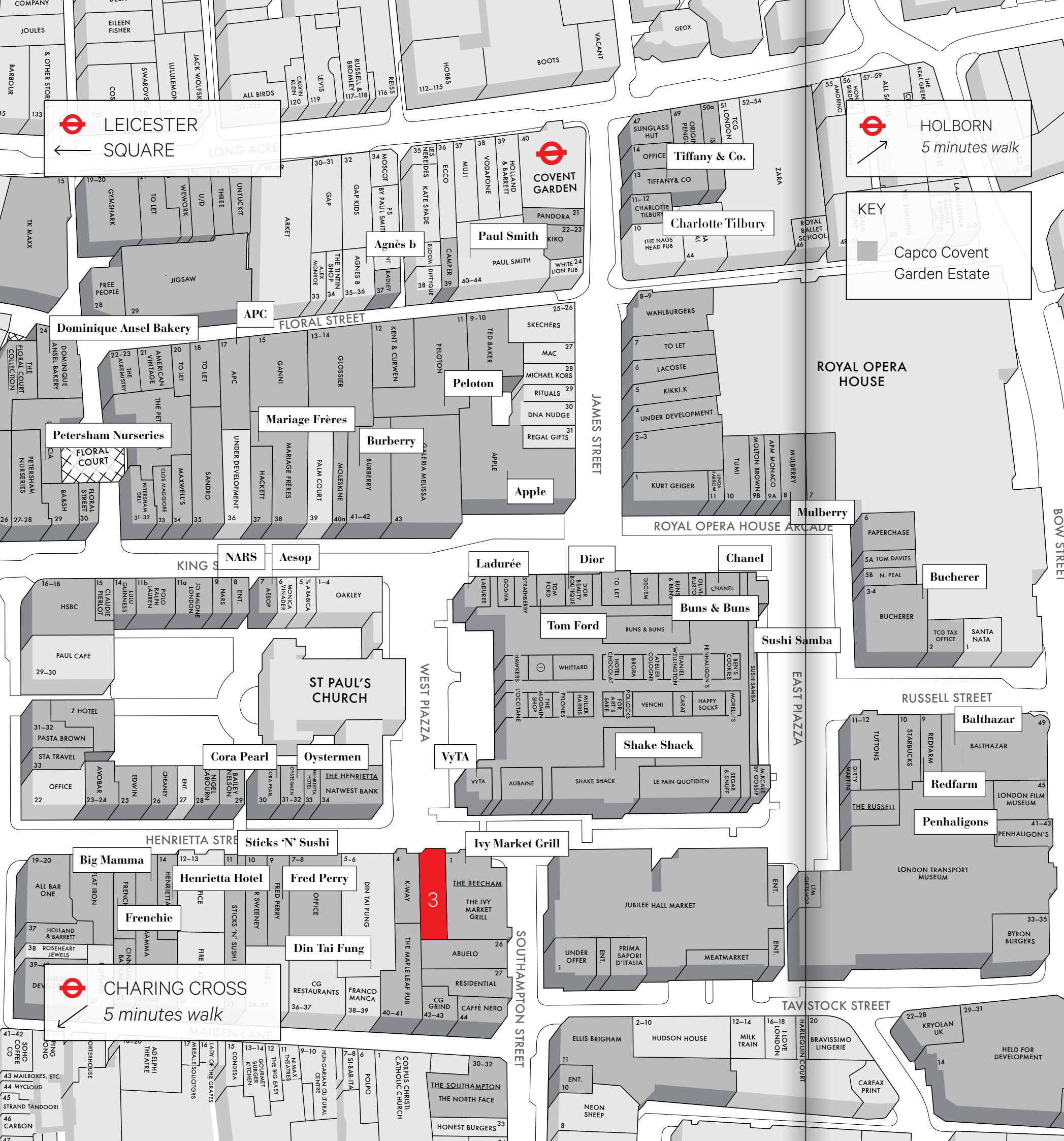
Balthazar

'The heart of the capital is blossoming with some of the finest restaurants in the world, serving up award-winning flavours from Britain, Japan, France –the list is endless.'

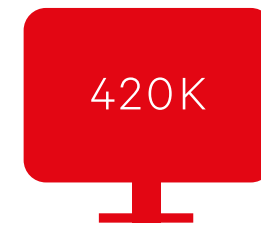
GQ ONLINE
JANUARY 2019



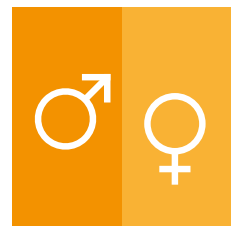
Sushi Samba



COVENT GARDEN IN NUMBERS



Page views monthly
Coventgarden.london



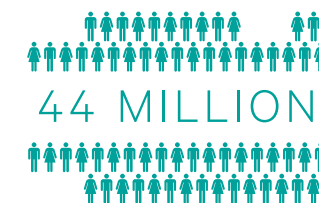
50% male 50% female



New brands introduced



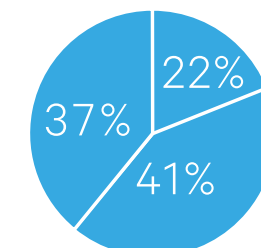
Restaurants and bars



Customer visits a year



Email subscribers



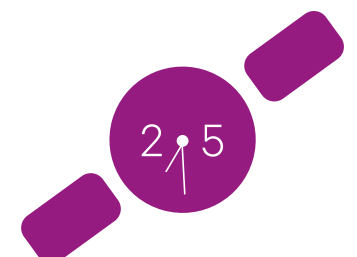
37% Londoners
22% domestics
41% international



Social media
channels



Social media followers



Hours dwell time

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Accommodation

Ground floor	146 sq.m	1,571 sq.ft
Basement	126 sq.m	1,360 sq.ft
First floor	70 sq.m	755 sq.ft
Second floor	72 sq.m	773 sq.ft
Third floor	81 sq.m	868 sq.ft
Total floor area	495 sq.m	5,327 sq.ft

Lease terms

Available on a new standard CapCo lease for a term to be agreed outside the L&T Act with 5 yearly upward only reviews. As is standard with most central London leases it is subject to a turnover provision such that its the higher of the turnover of the base rent which is payable [await building survey / roof inspection to decide FRI / IRI lease].

Planning

A3 planning consent has been secured - there are conditions on the consent. A full copy can be made available.

Rent

Available on request

Rates

To be assessed

EPC

An energy performance certificate will be provided for the completed works.

Further information

We have a very helpful flythrough of the arrival to the building and a journey through the space. A full Specification, plans and the detailed planning consent can be provided.

Availibility

Q3 2020



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