



11 Haymarket, London, SW1Y 4BP

Location

The premises are located on Haymarket one of the West Ends main leisure thoroughfares. It is immediately south of Piccadilly Circus and close to Leicester Sq., Regent Street and Trafalgar Sq. There are numerous hotels and theatres in the immediate vicinity along with Charring Cross Station and Piccadilly Underground.

Description

The premises occupy an imposing corner building with attractive columned frontage with retail awnings. Internally the premises are fully fitted as a burger restaurant (former Byron) with a comprehensive extraction system, fitted prep and open plan kitchens, toilets and stores. We understand that the premises current configuration provides 126 internal covers (12 external) and the following net internal area:

Ground Floor	48 sq m	2,207 sq ft
Basement	54 sq m	2,390 sq ft
Total	141 sq m	4,597 sq ft

Tenure

The premises will be available by way of a new FRI lease on terms to be agreed.

Rent

Rent on application

Planning

The premises benefits from Class E / Sui Generis Planning permission

Licensing

A premises licence is in the process of being transferred to the landlord that provides for a 210 capacity and allows alcohol to be served without food but providing food is available:

Monday to Tuesday:	10:00 to 01:00
Wednesday to Saturday:	10:00 to 03:00
Sunday:	12:00 to 03:00

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
Davis Coffey Lyons: dcl.co.uk

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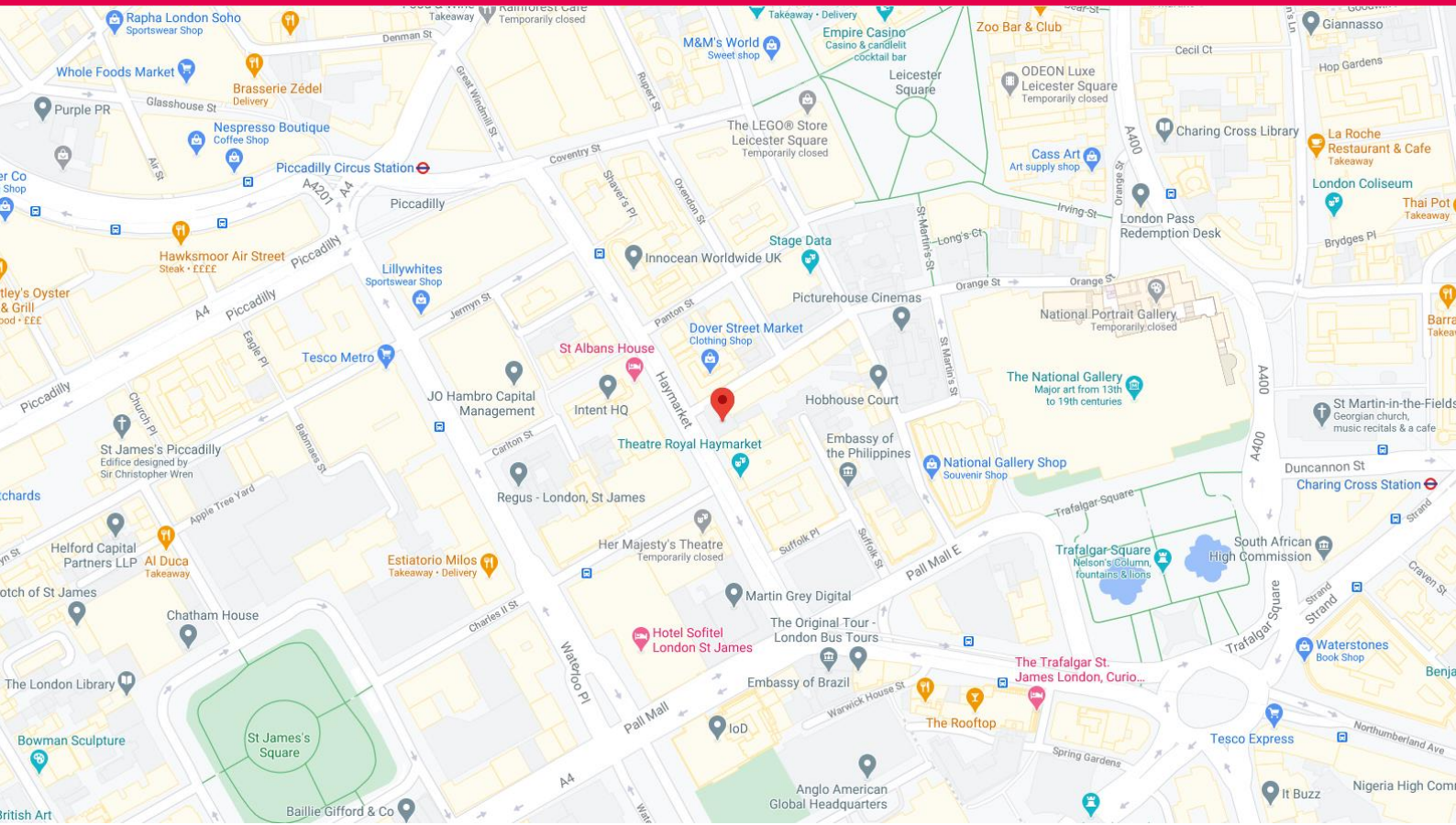
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NEW LEASE - E CLASS PLANNING – HAYMARKET, W1

4,597 SQ FT FITTED LATE LICENCED PREMISES



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