

Shaftesbury Avenue, London WC2H 8JL

Location

The restaurant is prominently located on Shaftesbury Avenue, close by to High Holborn. The area benefits from a high footfall throughout the daytime and evenings, seven days a week. There are numerous independent and corporate operators nearby. Covent Garden underground station (Piccadilly and Northern lines), is a short 4 minute walk away.

You can visit the location on the following link: [Google Street View](#)

Description

The premises are fully fitted to a high standard with approximately 50 covers on the ground floor and a kitchen. The basement comprises a further 24 covers, a separate kitchen area, customer toilets, and ample storage facilities. There is also an outside dining area on the forecourt benefitting from a further 32 covers.

The approximate gross internal areas are as follows:

Ground Floor	102.2 sq m	1,100 sq ft
Basement	102.2 sq m	1,100 sq ft
Total	204.4 sq m	2,200 sq ft

Tenure

We are informed that the premises are held on an FRI lease, expiring in January 2032, subject to five yearly rent reviews. The passing rent is £155,000 per annum exclusive.

Premium

Offers in excess of £100,000 are being sought for the premium.

Planning / Licencing

The premises benefit from A3 planning use. There is a Premises Licence in place for the following times:

Monday – Saturday	10:00 – 00:00
Sunday	12:00 – 23:30

Further Details

An EPC has been commissioned and can be supplied upon request.

Unless otherwise stated, each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

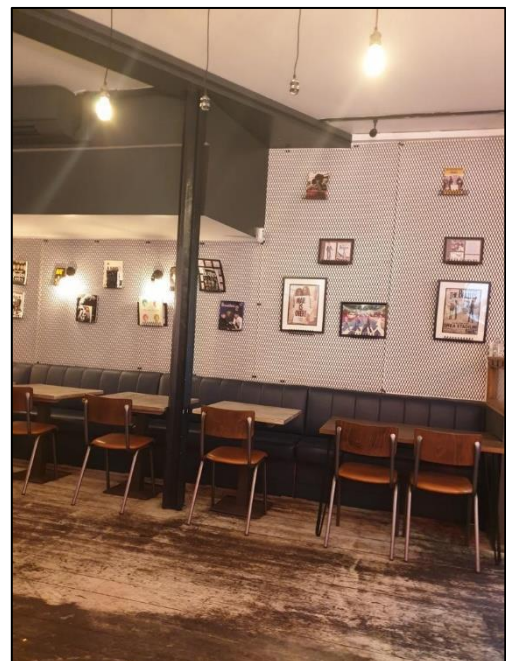
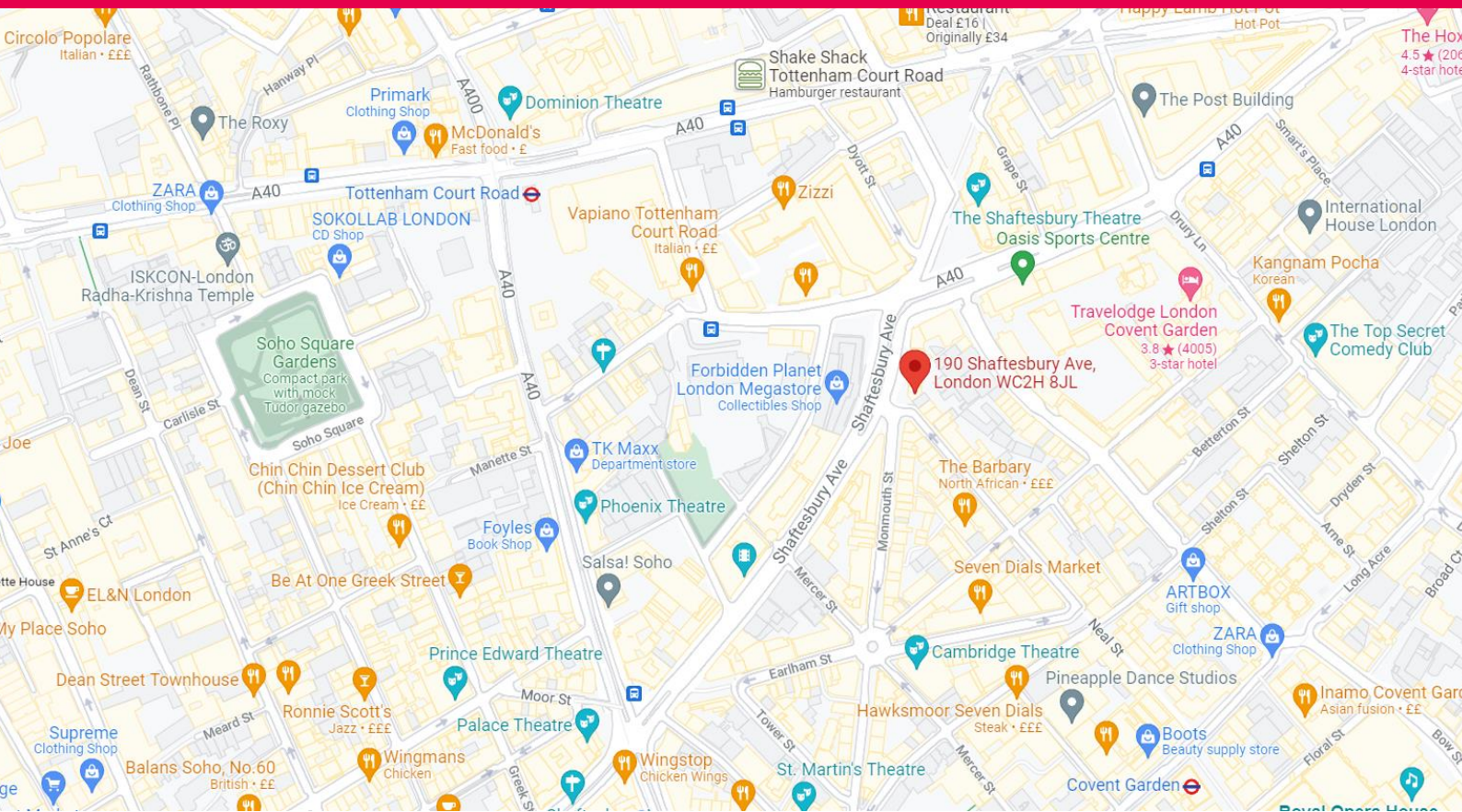
Viewing is strictly by prior appointment with sole agent
Davis Coffey Lyons: dcl.co.uk

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