



114-118 Southampton Row, London WC1B 5AA

Location

The premises are situated within a highly prominent and unique eco-friendly building, nearby to Russell Square and Holborn Station. The area benefits from a large catchment of office workers, residents and tourists with numerous hotels in the vicinity. There are several university campuses located nearby including UCL UOL and SOAS. The British Museum, Great Ormond Street Hospital are also located close by. Local operators include Charco Charco, Master Wei Xi'An, Taco Bell, Antalya, Caffè Nero and numerous other independent and corporate operators.

For a better understanding of the location please review: [Google Street View](#)

Description

The premises are fully fitted as a restaurant and previously traded as Pizza Express. The unit is arranged at ground floor only, although offers to include the basement will be considered. The approximate gross internal areas are as follows:

Ground Floor	2,764 sq ft	256.88 sq m
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Tenure

A new lease is available for terms to be agreed.

Rent

Rental offers in excess of £150,000 per annum exclusive.

Planning / Licencing

The premises benefit from E Class Use (A1/A2/A3/B1/D1/D2).

The premises are not currently licenced.

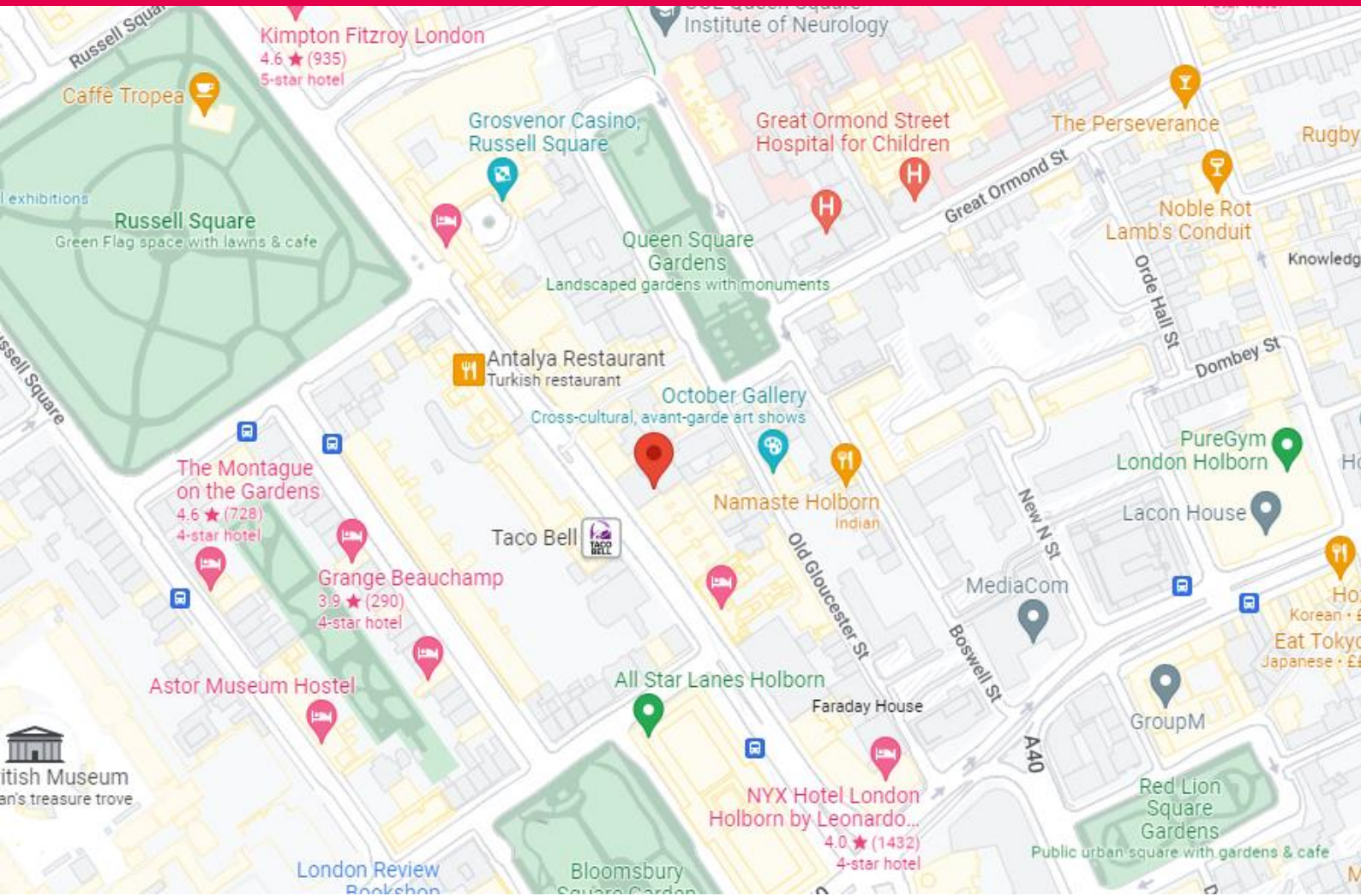
Further Details

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 or Lewis Craig: dcl.co.uk / lewisrcraig.co.uk

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