



227-228 Strand, London, WC2R 1BE

Location

The premises occupy a prominent position on The Strand, opposite the Royal Courts of Justice. The area benefits from high footfall and numerous offices in the vicinity, with the unit positioned nearby to a number of London’s largest legal institutions with Chancery Lane, Fetter Lane and Fleet Street nearby. London School of Economics, Middle Temple and Kings College London are also close by. Local operators include Gaucho, 180 The Strand, Daly’s Wine Bar, Soho Coffee Co and The George.

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

Description

The premises are arranged over ground floor, basement and mezzanine and are fully fitted as a restaurant.

Over ground and basement, the unit provides approximately 150 covers with kitchens and WCs. The mezzanine is arranged as office/storage.

The approximate Gross Internal Areas are as follows;

Ground Floor	661 sq ft	61.4 sq m
Basement	2,648 sq ft	246.0 sq m
Mezzanine	202 sq ft	18.8 sq m
Total	3,511 sq ft	326.2 sq m

Term

The premises are available on a new lease for terms to be agreed.

Rent

Rental offers in the region of £125,000 pax will be considered.

Planning / Licencing

The premises benefit from E Class Use (A3).

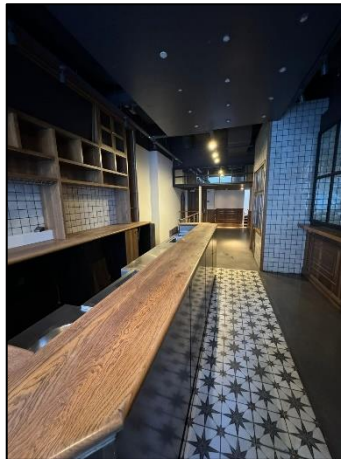
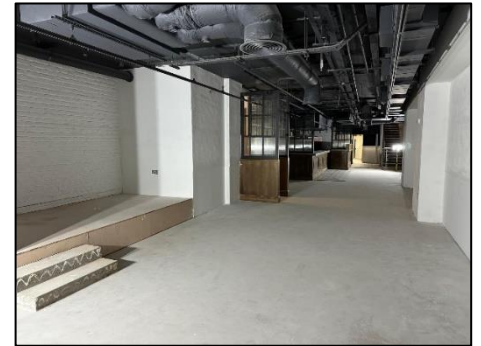
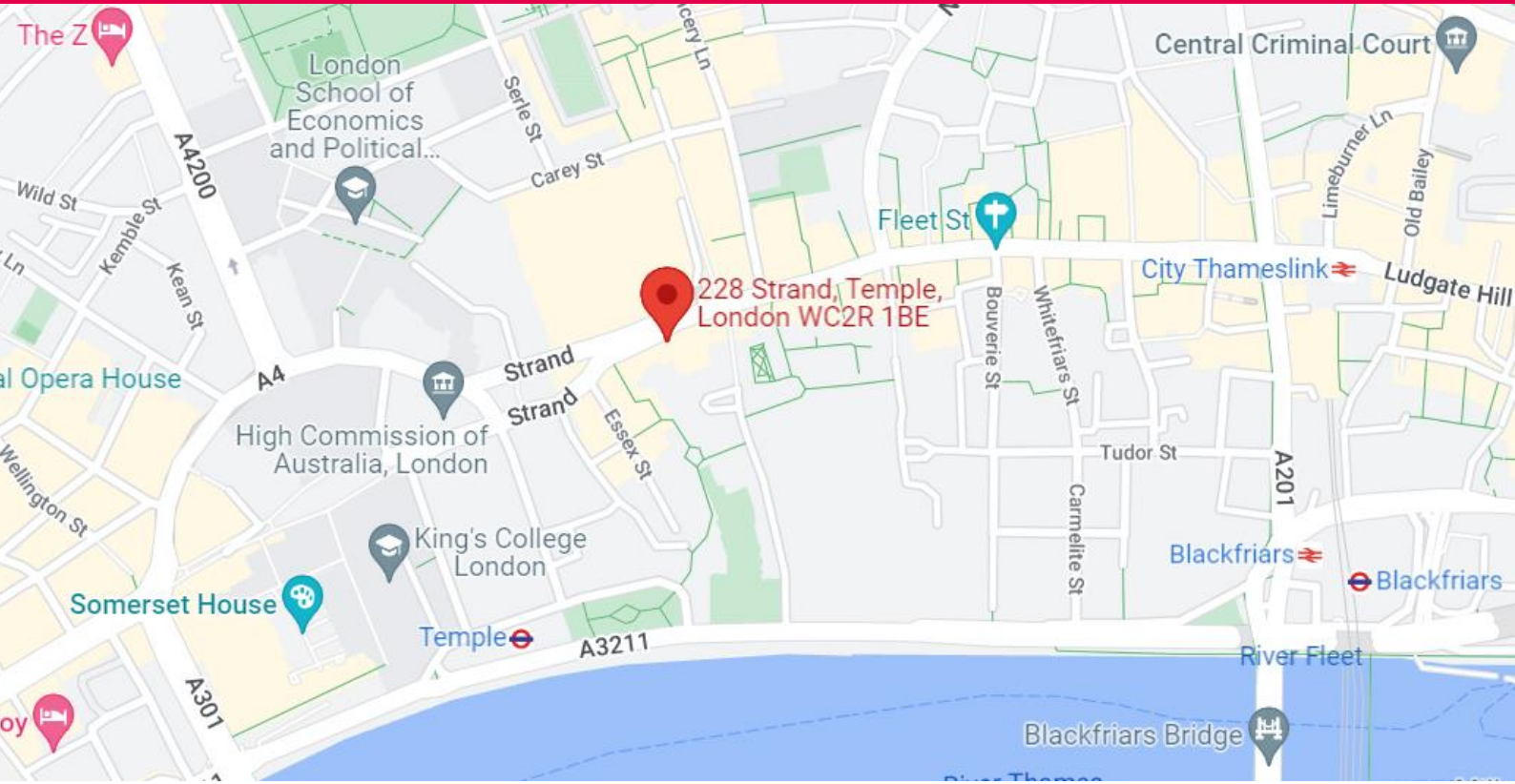
The premises are not currently licenced.

Further Details

An EPC has been commissioned (Class B) and can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs and possession will be available upon completion of legal formalities. VAT is applicable.

Viewing is strictly by prior appointment with sole agent
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