



9 Adam Street, London, WC2N 6AA

Location

The premises are located on Adam Street off the Strand and close to Charing Cross and Embankment Stations. The area benefits from a large number of offices, hotels and theatres close by, with the Adelphi Theatre, Savoy Hotel and Theatre, Vaudeville Theatre, Lyceum Theatre all in the vicinity. Local operators include Smith and Wollensky, Byron, Leon, Bella Italia, and Caffè Nero.

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

Description

A former private members club with 3 levels of lower ground floor space with access from the ground floor off Adam Street with service access from Lower Adam Street. Existing functioning WC's and infrastructure, and extraction for a commercial kitchen. The premises will be handed over in current condition.

We understand the approximate Gross Internal Area to be:

Ground Floor	4 sq m	43 sq ft
Lower Ground Floor	127 sq m	1,365 sq ft
Basement	475 sq m	5,268 sq ft
Lower Basement	118 sqm	1,275 sq ft
Total	735 sq m	7,950 sq ft

Tenure

A new lease for a term to be agreed held outside the L&T 1954 Act. Quoting rent of £350,000 pax, subject to 5-yearly rent reviews.

Planning / Licensing

The premises benefit from Sui Generis use (private members club).

The premises benefit from the following opening hours:

Monday to Saturday	9.30am to 03.30am
Sunday	12.00pm to 01:00am

The premises can sell alcohol at the following times:

Monday to Saturday	10.00am to 03.00am
Sunday	12.00pm to 00:30am

Business Rates

Current Rateable Value	2022/2023: £239,000
Rates Payable	2022/2023: £127,148 pax

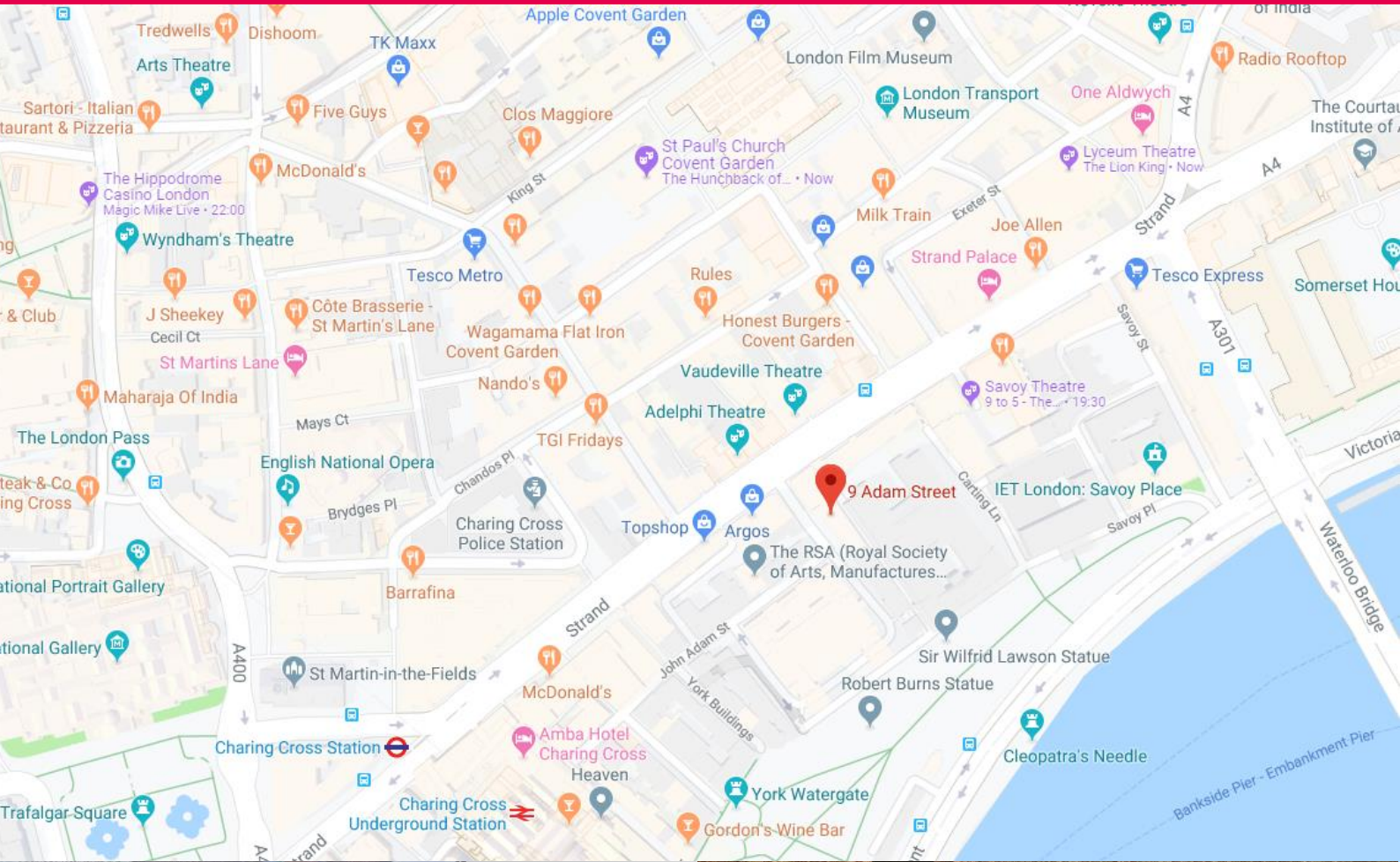
Further Details

The premises benefit from an EPC rating of C with the certificate provided upon request. Unless otherwise stated, each party is to bear its own legal costs. The building is VAT elected and all figures are subject to VAT. Possession will be available upon completion of legal formalities.

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

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