



# COVENT GARDEN

13-15 TAVISTOCK STREET, LONDON, WC2



**“IN RECENT YEARS, THE AREA HAS BECOME A FOOD DESTINATION IN ITS OWN RIGHT. WHETHER YOU’RE LOOKING FOR SOMEWHERE TO DINE PRETHEATRE, FANCY A DATE NIGHT IN TOWN OR ARE HOSTING A BIG BIRTHDAY DINNER, THERE’S SOMETHING FOR EVERYONE IN THE EVER-BUZZING CENTRAL NEIGHBOURHOOD.”**

**COUNTRY & TOWNHOUSE , MAY ‘ 22’**

Tavistock Street forms part of a cluster of seventeenth and eighteenth century streets, home to high quality restaurants, bars and cafes, close to Covent Garden Piazza and the Royal Opera House.

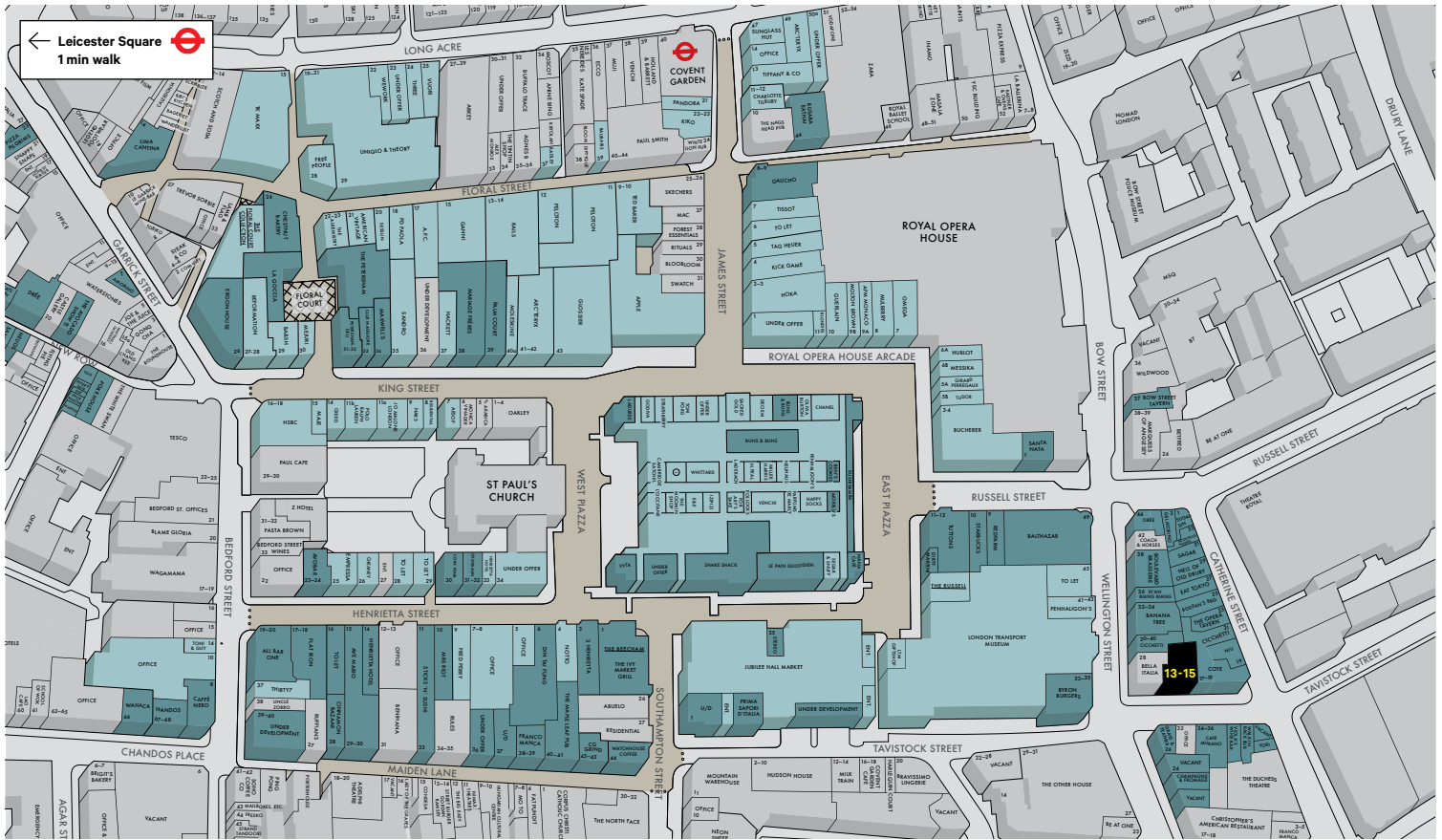
There are seven major theatres with 9,500 seats in the immediate vicinity, including the refurbished Theatre Royal (Frozen) and The Lyceum (The Lion King), as well as eight major hotels, including One Aldwych, NoMad London, and the new Amano Hotel.

13-15 Tavistock Street is a double-fronted, grade II listed restaurant located next to Cote and opposite Café Murano, arranged over basement, ground and first floors. In current configuration, the ground and first floors are utilised for trading with the kitchen at basement level, together with a private dining room.

Nearby occupiers include, Oreé, Balthazar, Opera Tavern, San Carlo Cicchetti, Yori, Xian Biang Biang Noodles, Champagne + Fromage and NIU.



# 13-15 TAVISTOCK STREET, LONDON, WC2



## ACCOMMODATION

The property is arranged over the basement, ground and first floors and comprises the following approximate Gross Internal Areas net of stairs:

### FLOOR AREAS

First floor:	801 sq. ft. (74 sq. m.)
Ground floor:	1,011 sq. ft. (93 sq. m.)
Basement:	1,089 sq. ft. (101 sq. m.)
Vaults:	367 sq. ft. (34 sq. m.)
<b>Total:</b>	<b>3,268 sq. ft. (303 sq. m.)</b>

### TENURE

The restaurant is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. In accordance with the other lettings in the Shaftesbury Capital estate, the lease will be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

### RENT

Base rent upon application. The base rent will be exclusive of rates, VAT (if applicable) and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

### RATES (23/24)

Ratetable Value - £190,000  
Rates Payable - £101,080

### SERVICE CHARGE & INSURANCE BUDGET (Y/E 2023)

The service charge for the current financial year is estimated at £3,292 and the insurance is estimated at £3,225 per annum.

### PLANNING AND LICENSING

The premises benefit from Class E planning use and a premises licence permitting the sale of alcohol during the following hours:

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

### ENERGY PERFORMANCE CERTIFICATE

Full report available upon request.

VIEWINGS STRICTLY THROUGH JOINT AGENTS.



Alex Mann 07875 236136  
amann@hanovergreen.co.uk

Daniel Rogers 07442 981937  
drogers@hanovergreen.co.uk

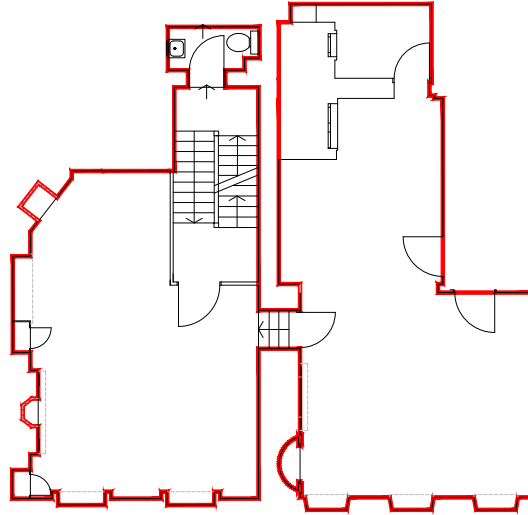


Kate Taylor 07766 657205  
Ktaylor@dcl.co.uk

Tony Levine 07828 542573  
tlevine@dcl.co.uk

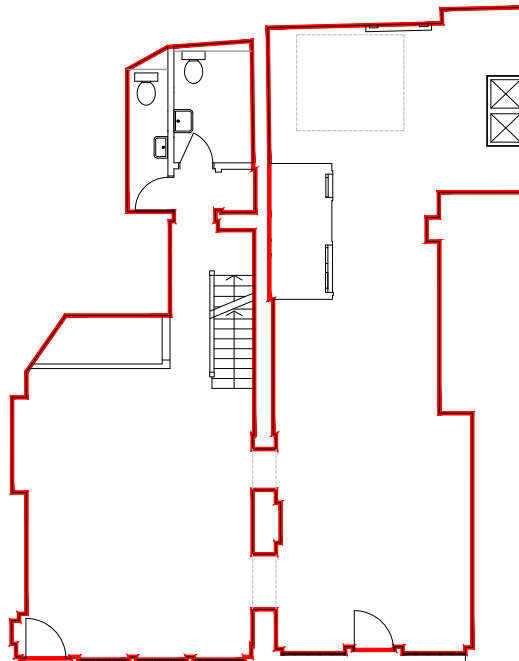
**FIRST FLOOR**

Ground Floor: 801 sq. ft. (74 sq. m.)



**GROUND FLOOR**

First Floor: 1,011 sq. ft. (93 sq. m.)

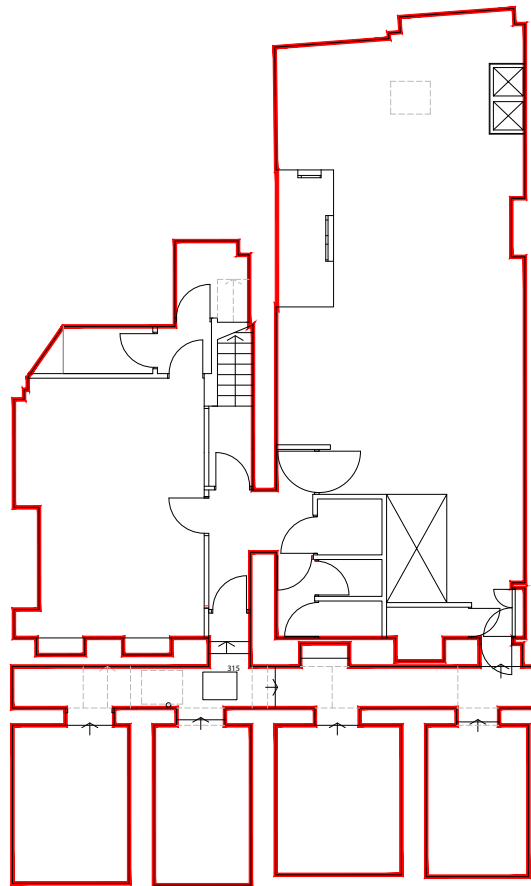


**BASEMENT**

Basement: 1,089 sq. ft. (101 sq. m.)

**VAULT**

Vault: 367 sq. ft. (34 sq. m.)



**TOTAL**

3,268 sq. ft (303 sq. m)