

9 Horse & Dolphin Yard

3,265 sq ft Restaurant
Opportunity with External
Courtyard Seating



9 HORSE & DOLPHIN YARD

Horse & Dolphin Yard is a historic courtyard in the very heart of Chinatown, just south of Shaftesbury Avenue, Theatreland and Soho.

The accommodation is arranged over ground (325sq ft) and lower ground floors (2,864sq ft), with a double height glazed shopfront to let light into the lower ground floor.

With a dedicated entrance from Macclesfield Street, it provides a unique setting for a journey of discovery and an exciting new restaurant and holding bar with a pagoda that provides an atmospheric external seating area of 800sq ft.



A WORLD CLASS DESTINATION

As the No.1 Chinatown in Europe, Chinatown London is the ideal place to discover regional Chinese and Pan-Asian concepts. With over 150 restaurants, bars, shops and cafés, the area's collection of entertainment offers, oriental supermarkets and more, is what attracts Londoners, tourists, Chinese students and local workers providing both all-day and evening footfall in large numbers.

9 Horse and Dolphin Yard is within a five minute walk to Leicester Square, Charing Cross, Piccadilly Circus and Tottenham Court Road stations providing excellent transport links to greater London and further afield.

From a restaurant perspective, some of the best home-grown and international newcomers include Wing Wing, Bun House, JinLi, and ZhangLiang Malatang. Chinatown has also attracted the 'hottest' new Asian dessert brands, becoming a home to Kova Patisserie, Mamason's Dirty Ice Cream, and Taiyakiya to name a few. A truly global destination.





136bn
annual station
footfall within a ten
minute walk



298,000sqft
of shopping and
dining in the heart
of London



No.1
Chinatown
in Europe



Over 150
restaurants, shops,
bars & cafés



LEASING DETAILS

TENURE

The premises is available by way of new full repairing and insuring lease for a term of 15 years. 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

Rent details available on request.

SERVICE CHARGE

The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

A service charge is payable, further details available on request.

BUSINESS RATES

Please enquire for information.

ACCOMMODATION

The property is arranged over ground and lower ground floors, and comprises the following approximate net internal areas and external seating area:

Ground Floor: 325 sq ft

Basement: 2,864 sq ft

Vaults: 76 sq ft

Total Net Internal: 3,265 sq ft

Outside Seating area: 810 sq ft

Total Net Internal & External Seating Area: 4,075 sq ft

SPECIFICATION

The premises is offered in shell condition with capped off services and a kitchen extract duct to roof level. The shopfront has been installed, including an opening door to the courtyard.

PLANNING & LICENSING

The premises benefits from Class E planning consent.

A Premises Licence has been obtained, which can be transferred to the incoming operator. It permits the sale of alcohol from 10.00 until 00.00 Monday to Saturday and 12.00 until 23.30 on Sunday with opening hours of 07.00 to 01.00 Monday to Saturday and 12.00 to 01.00 on Sunday.

The licence has restaurant conditions such that alcohol shall be served as ancillary to a main meal save for the ground floor, where alcohol can be served without food to up to 20 seated customers. Use of the courtyard for external seating is until 22.00.

LEGAL COSTS

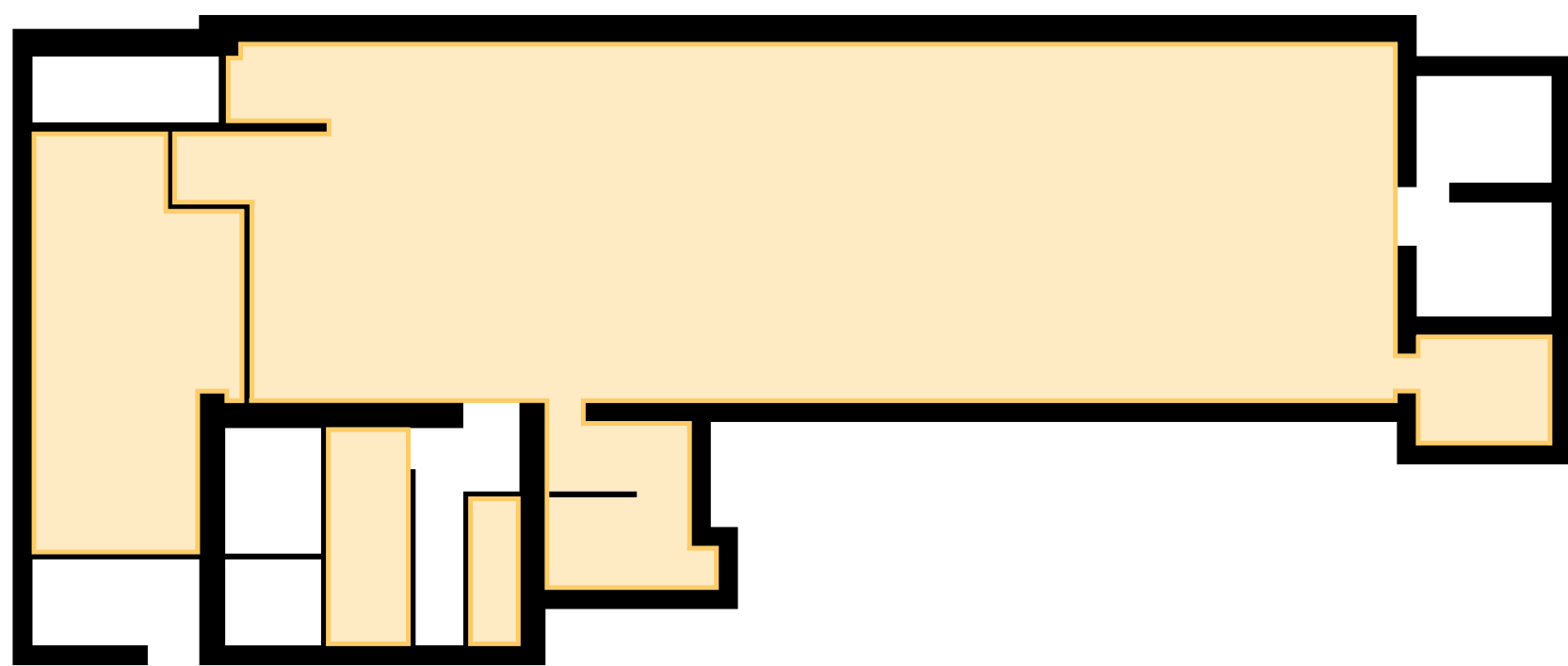
Each party is to be its own legal and professional costs.

EPC

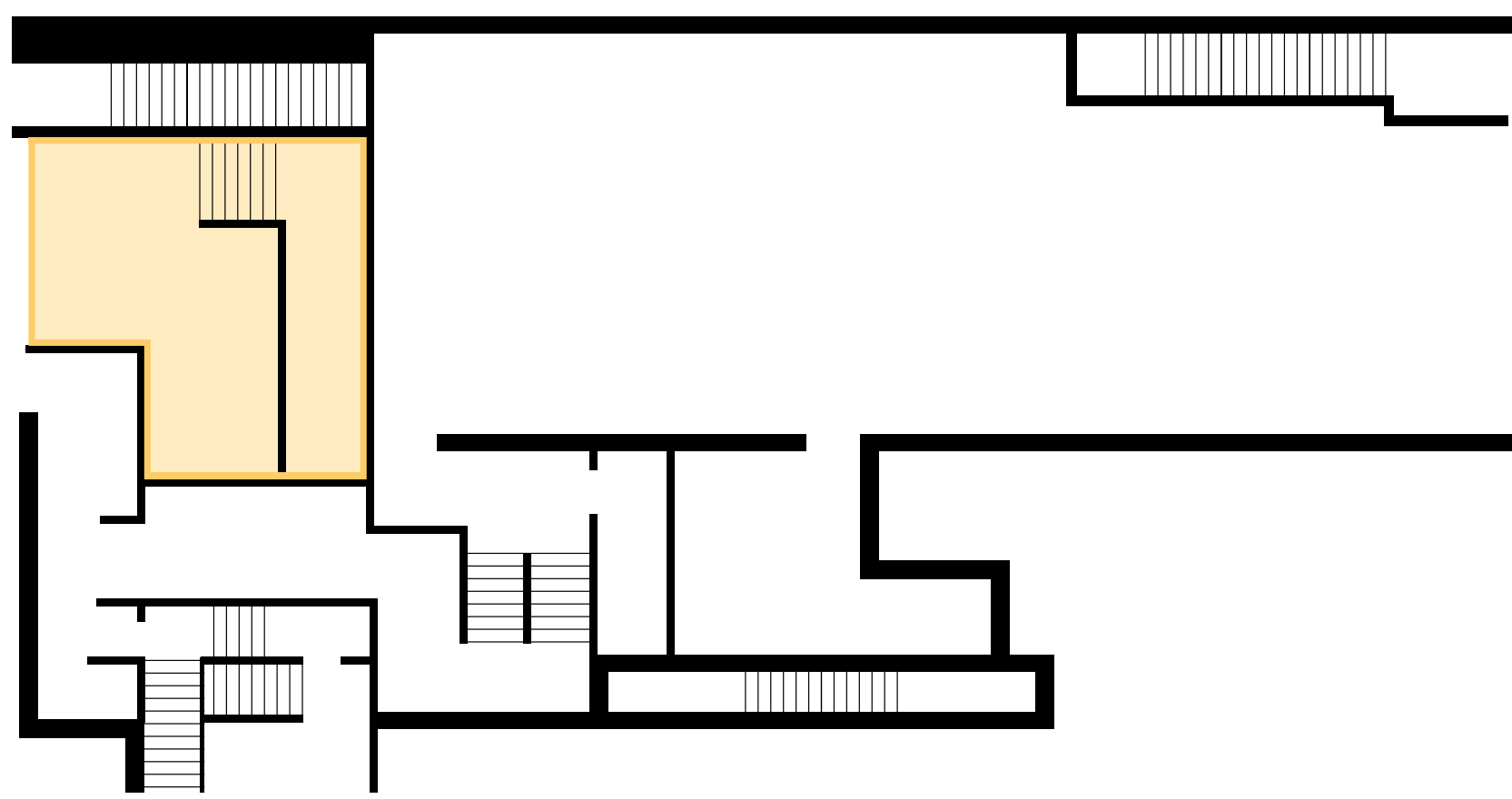
Available upon request.

9 HORSE & DOLPHIN YARD

BASEMENT: 2,864 SQ FT

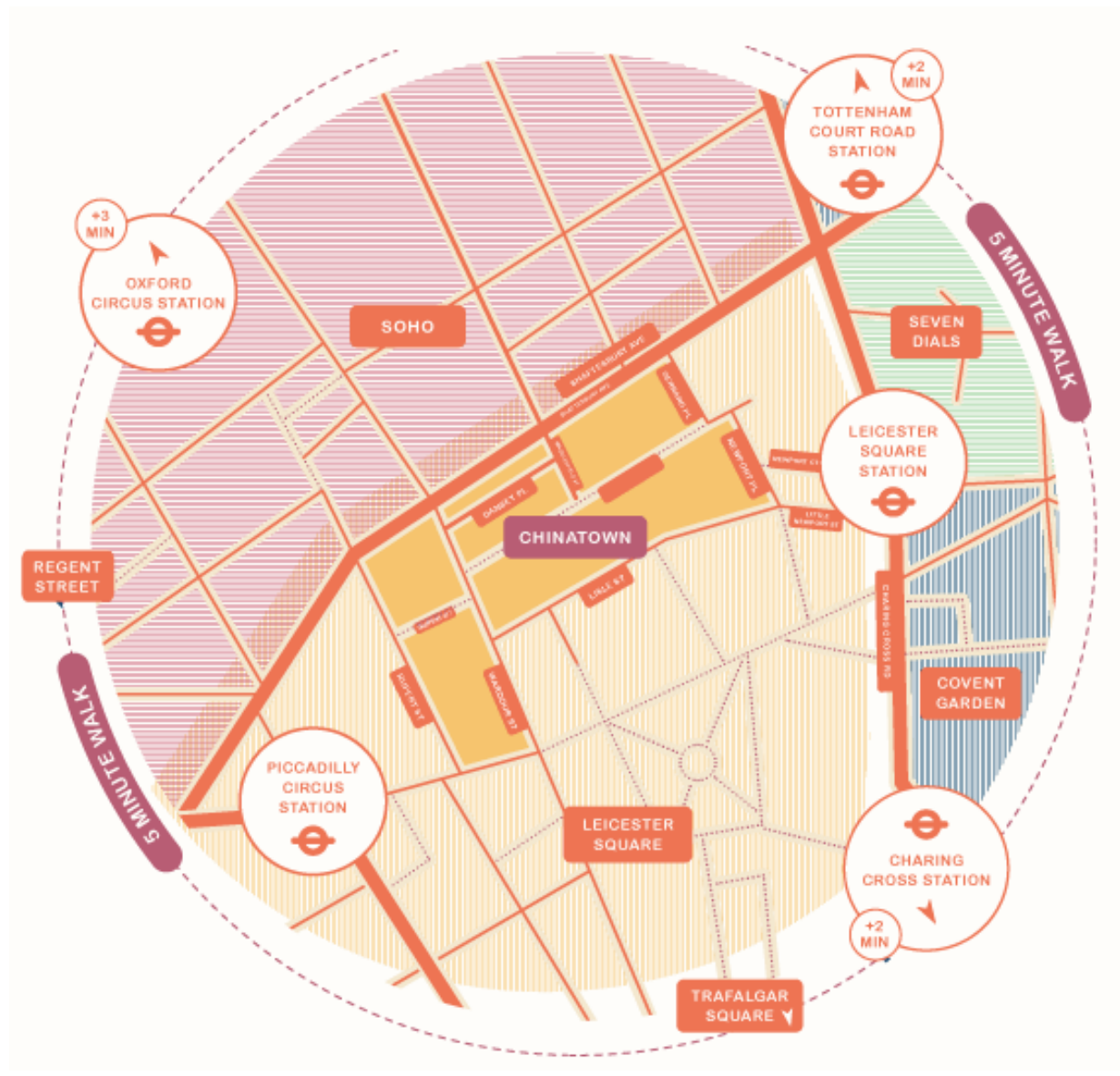


GROUND FLOOR: 325 SQ FT



LOCATION & CONNECTIVITY

A **RESTAURANT OPPORTUNITY** NESTLED IN THE HEART OF LONDON'S MOST VIBRANT NEIGHBOURHOODS.



CHINATOWN LEASING CONTACTS / 中国城租赁合同



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