



23-24 Maiden Lane, London WC2E 7NP

Location

The property is situated nearby the corner of Maiden Lane and Bedford Street in Covent Garden. Located in the heart of London's West End, Covent Garden sees 44 million visitors per year and is one of London's most popular destinations amongst tourists and locals. Maiden Lane is a desirable F&B pitch with neighbouring operators including The Porterhouse, Franco Manca, Fatt Pundit, Big Easy, Benihana, Gordon Ramsay Street Burger and Cinnamon Bazaar. Covent Garden continues to attract best in class operators, who are looking to capitalise on the areas broad appeal to domestic and international audiences.

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

Description

The premises are partially fitted with extraction and are arranged over ground floor, basement and mezzanine.

We understand the approximate net internal floor areas are as follows:

Basement	3,454 sq ft
Ground Floor	1,385 sq ft
Mezzanine	345 sq ft
Total	5,184 sq ft

Lease

The premises are available by way of a new effective FRI Lease for a term to be agreed. The lease will be contracted outside of the Landlord & Tenant Act 1954 Part II (As amended).

Rent

Rent upon application.

Business Rates

The premises has a rateable value of £260,000. Interested parties are advised to make their own enquiries with the Local Authority.

Planning / Licencing

The premises benefit from E Class Use.

There is premises licence currently in place allowing alcohol sales at the following times:

Monday to Saturday	10.00am to 00.00am
Sunday	12.00pm to 23.30pm

The licence allows the property to operate as a bar on the ground floor.

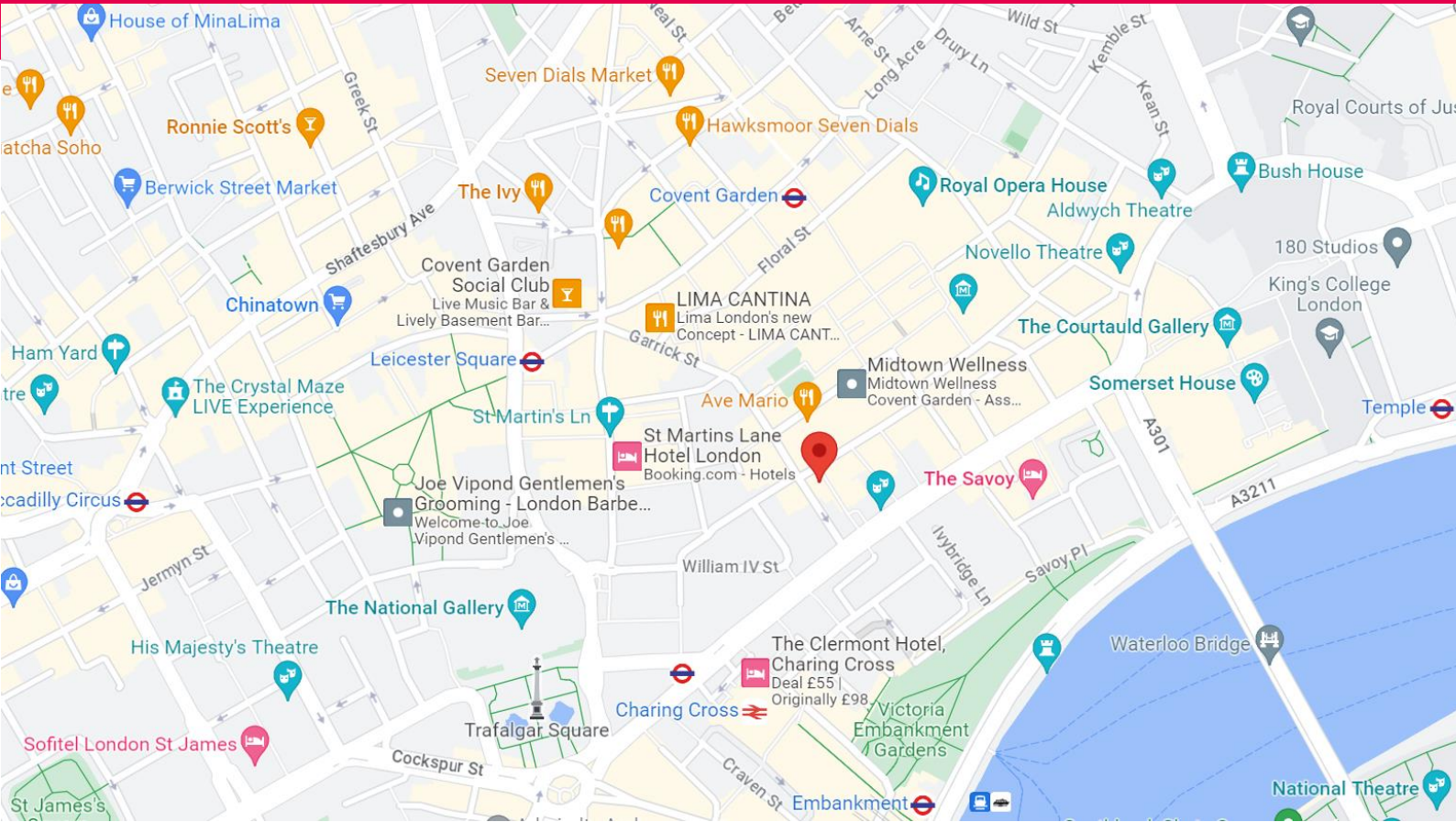
Further Details

An EPC 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.

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

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FATT PUNDIT

BENIHANA



**FRANCO
MANCA**
SOFT DOUGH PIZZA

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