



**21-25 St Annes Court, Soho, London W1F 0BJ**

**Location**

Situated in the heart of Soho, St Anne’s Court runs between Dean Street and Wardour Street. In addition to the many restaurants, bars, cafes and nightclubs in the area, there are a number of hotels close by as well as entertainment options including the Soho Theatre, Here at Outernet, and Ronnie Scott’s. Nearby operators include Quo Vadis, Barrafinna, Dean Street Townhouse, The Seafood Bar, Manzi’s and new entrant Kod, directly opposite the unit.

**Description**

The premises extends to 5,838 sq ft over ground and basement floors and benefits from extensive frontage on St Anne’s Court. It is offered in shell condition with capped off services; the landlord will install an extract duct to roof level, planning consent for which has been submitted.

Gross internal areas are as follows:

Ground Floor	276.0 sq m	2,971 sq ft
Lower Ground Floor	266.5 sq m	2,868 sq ft
<b>Total</b>	<b>542.5 sq m</b>	<b>5,838 sq ft</b>

**Lease**

The premises are available by way of new lease contracted outside the Landlord & Tenant Act.

**Rent**

Upon Application.

**Planning**

The unit benefits from E Class Use. A planning application has been made to vary previous restrictions and to enable restaurant use; further information on request.

**Rating**

The unit will be subject to a new rating assessment.

**Licensing**

The tenant will apply for a premise license, subject to Westminster Core Hours.

**Further Details**

An EPC has been commissioned and can be arranged upon request.

**Legal Costs**

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons and Cushman & Wakefield

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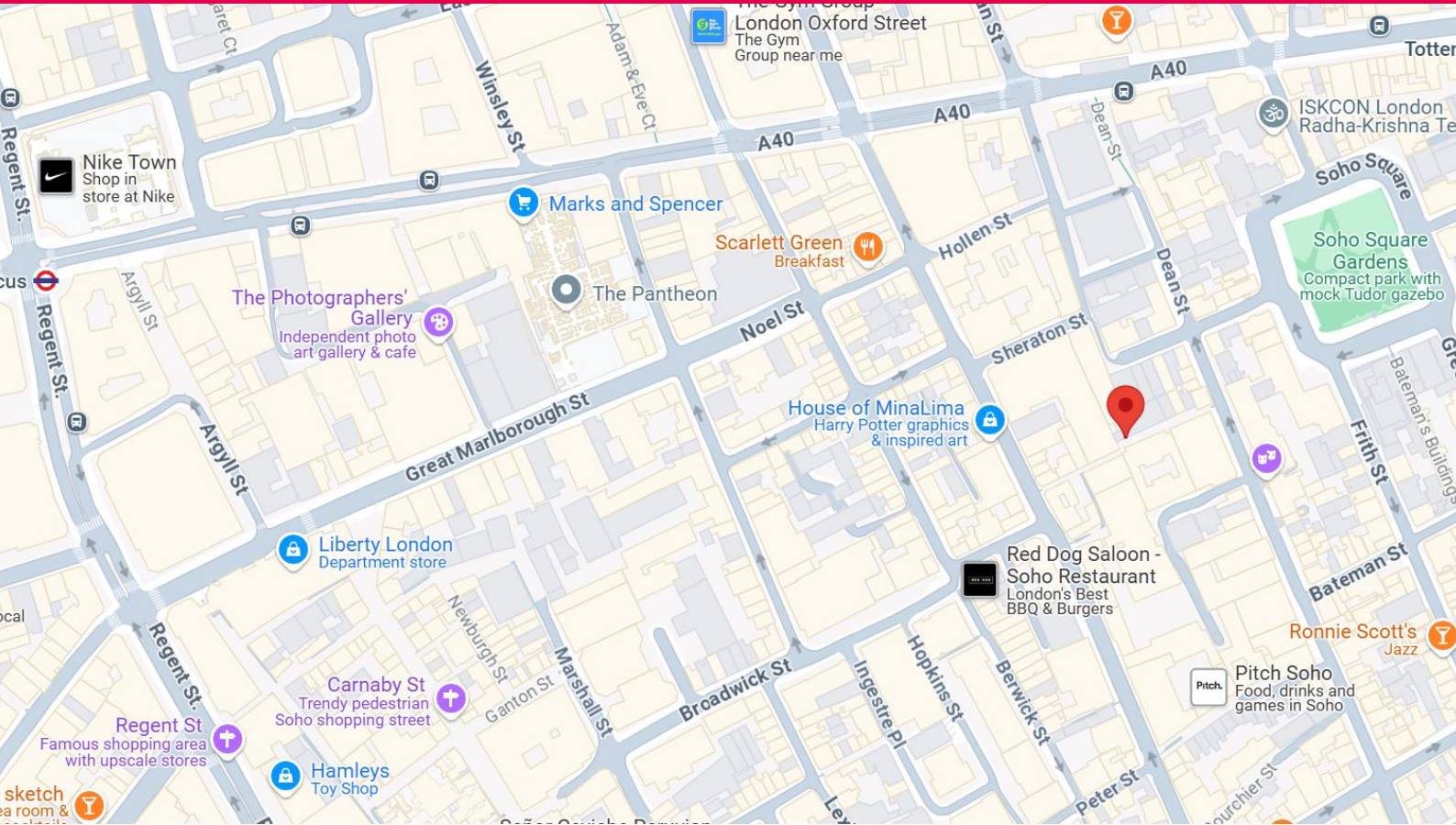
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**NEW SOHO RESTAURANT OPPORTUNITY (STP)**

**5,838 SQ FT AVAILABLE TO LET ON A NEW LEASE**



**THE  
SEAFOOD  
BAR**  
AMSTERDAM  
restaurant & traiteur



**SOHO  
THEATRE**



*Manzi's*



THE RESIDENT

quo vadis

**barrafina**

THE COFFER GROUP

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