



21-25 ST ANNE'S COURT, 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 and Manzi's.

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

Description

The premises will benefit from 25 meters of gross frontage on St Anne's Court and 5,838 sq ft (542.5 sq m) split equally over ground and lower ground floors.

The gross internal area is understood to be:

Ground Floor	276 sq m	2,971 sq ft
Lower Ground Floor	266.5 sq m	2,868 sq ft
Total	542.5 sq m	5,838 sq ft

Lease

The premises are available by way of new lease for terms to be agreed.

Rent

Upon application.

Planning

E Class - restaurant use subject to planning.

Rating

The unit will be subject to a new rating assessment.

Licensing

The tenant will apply for premise licences subject to Westminster Core Hours.

Further Details

An EPC has been commissioned and can be arranged upon request. 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 joint sole agents [DCL](#) and [Cushman & Wakefield](#)

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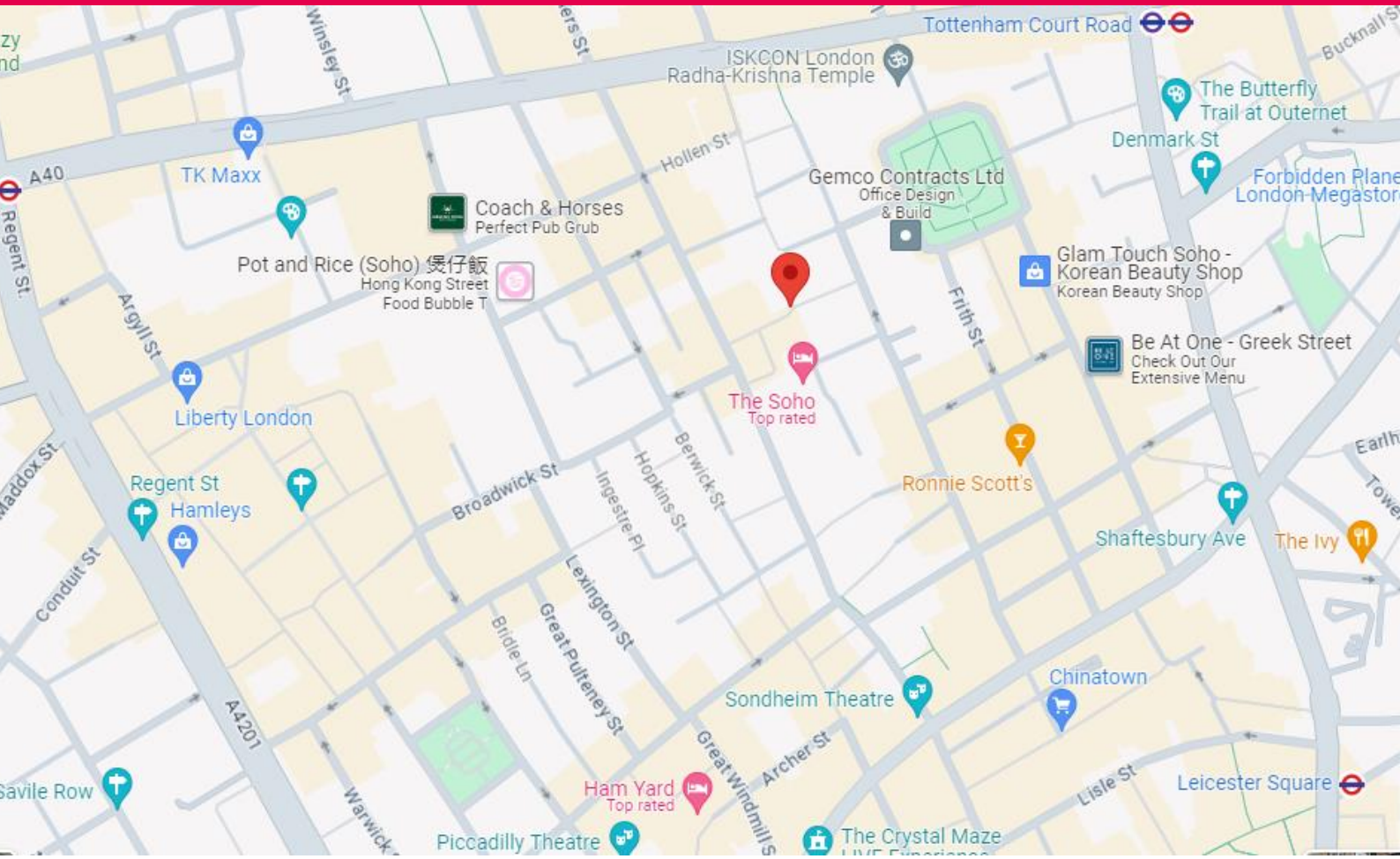
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**DAVIS
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**5,840 SQ FT – SOHO W1
E-CLASS OPPORTUNITY – SUBJECT TO PLANNING**



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