



## 45 Great Queen Street, London WC2B 5AA

### Location

The premises are situated on Great Queen Street, near the junction with Drury Lane and Long Acre—an important thoroughfare linking Holborn Underground Station with Covent Garden, one of London's most iconic shopping, dining, and tourism destinations. The area is part of the vibrant West End theatre district and is busy 7-days a week. Neighbouring operators include well-known brands such as Itsu, Barrafin, Caravan, Gails, & Pho, among many others. Notable nearby attractions include the Royal Opera House, Covent Garden Market, and the Royal Ballet.

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

### Description

The premises occupy a corner position arranged over ground and lower ground floors. Benefiting from a high-quality restaurant fit out, the ground floor provides a fitted bar, dining space for c.60 covers and an open pass fully equipped commercial kitchen. The lower ground floor offers additional seating for c.40 covers, prep kitchen, toilets and storage areas. The premises benefit from outside seating for 8 covers (subject to licence).

Ground Floor	212.75 sq m	2,290 sq ft
Basement	161.47 sq m	1,738 sq ft
Total	374.22 sq m	4,028 sq ft

### Lease

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

### Rent

Rental Offers in the region of £250,000 per annum are invited.

### Planning

The premises benefit from E Class Planning permission.

### Rating

The premises have a rateable value of £128,000. All interested parties are advised to confirm with the local authority.

### Licensing

The licence permits the sale of alcohol is as follows:

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

### 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 Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk) and Savills: [savills.co.uk](http://savills.co.uk)

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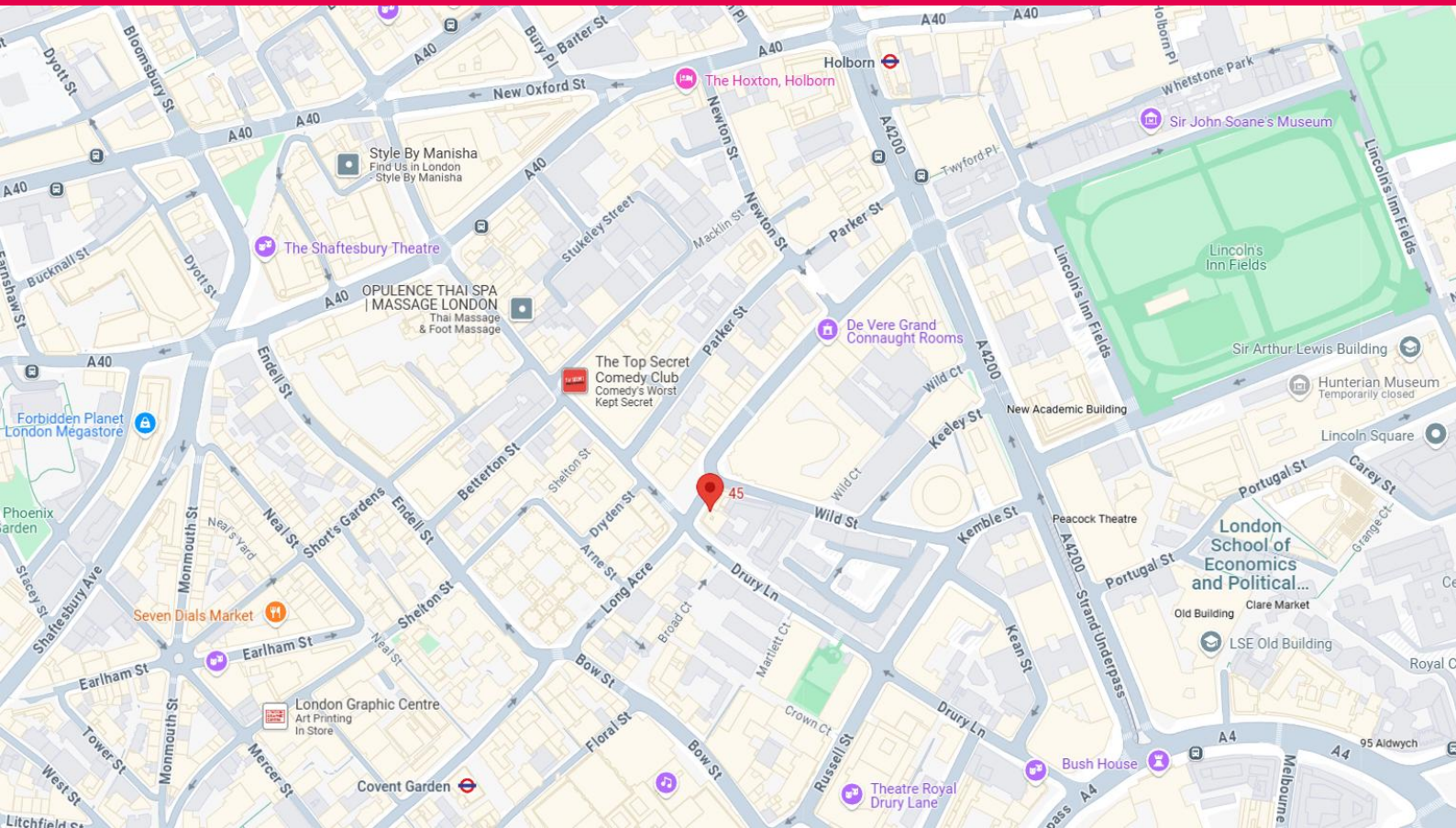




**DAVIS  
COFFER  
LYONS**

**TO LET – COVENT GARDEN, WC2**

**FITTED CORNER RESTAURANT - 4,000 SQ FT**



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