



# 1A Tavistock Street

PRIME COVENT GARDEN  
RESTAURANT OPPORTUNITY



# Welcome to Covent Garden

Covent Garden is a world-class global destination in the heart of the West End, including the iconic Piazza, Market Building and surrounding streets, together with Seven Dials, a seventeenth century network of streets and courtyards.

Covent Garden's established foodie scene is constantly evolving, with some of London's hottest new restaurants launching on its acclaimed streets, which are also home to some of the world's most famous hospitality brands. From the elegant, long established and renowned Savoy to the innovative and stylish NoMad, you are always in good company.

Discover over 1,000 al fresco covers across 55 restaurants where every choice is met, from redefined fine dining at The Frog to modern international flavours at SUSHISAMBA and Lima, and food royalty at Rules and Joe Allen's.

Covent Garden has firmly established itself as an elegant dining destination; its historic buildings are home to contemporary hospitality concepts, and it's extensive al fresco seating making it an atmospheric hub. Neighbours include Cora Pearl, Sticks'n'Sushi, Notto, Oystermen, Din Tai Fung, Henri, and recently opened Cô Thành.



The Frog



SUSHISAMBA



Gaucha



Notto



Ave Mario



Cora Pearl & Oystermen



# Covent Garden in numbers

- 38m+ visitors per year
- 2,200 restaurants and shops within a 5 minute walk
- Over 850k social followers
- 11 social channels
- 230k+ email subscribers
- Over 1.3k al fresco seats
- 222k working population\*
- 10k residents\*
- 9k hotel rooms\*
- 890 retail units\*
- 800 bars and restaurants\*

\*Within 15 minutes walking distance









# Planning, licensing & terms

## LEASE TERMS

The unit is available for a term to be agreed and is to be contracted outside the Landlord & Tenant Act 1954.

## RENT

Base rent upon application. The base rent will be exclusive of rates, VAT (if applicable) and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

## PLANNING AND LICENSING

The premise benefits from Class E restaurant use. There is an existing premises licence which will be transferred to the incoming tenant on completion.

## SUMMARY OF CONDITION

The unit will be handed over as seen.

## ESTATE AND MARKETING CHARGE

There will be a building service charge for the building itself. There is a separate Estate and Marketing charge at a combined rate of £4 psf. Further details can be provided upon request.

## RATEABLE VALUE

Rateable value	£234,000
Rates payable	£134,550

## ENERGY PERFORMANCE CERTIFICATE

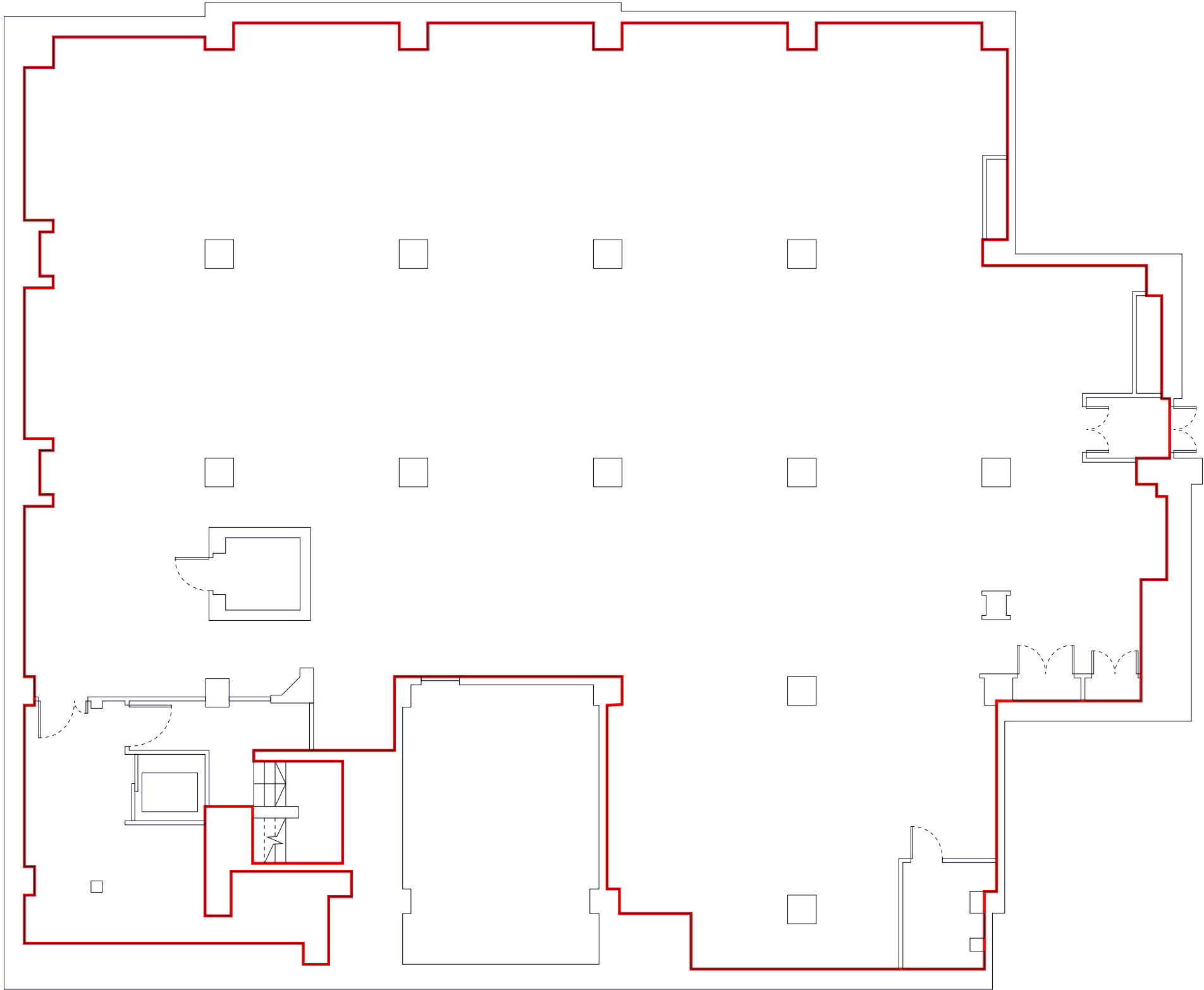
Full report available upon application.

## AVAILABILITY

Upon completion of legal formalities.



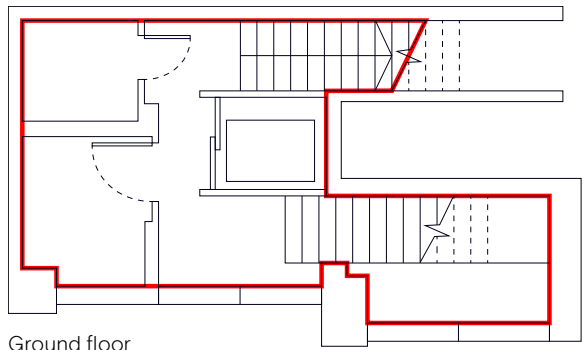
# Basement



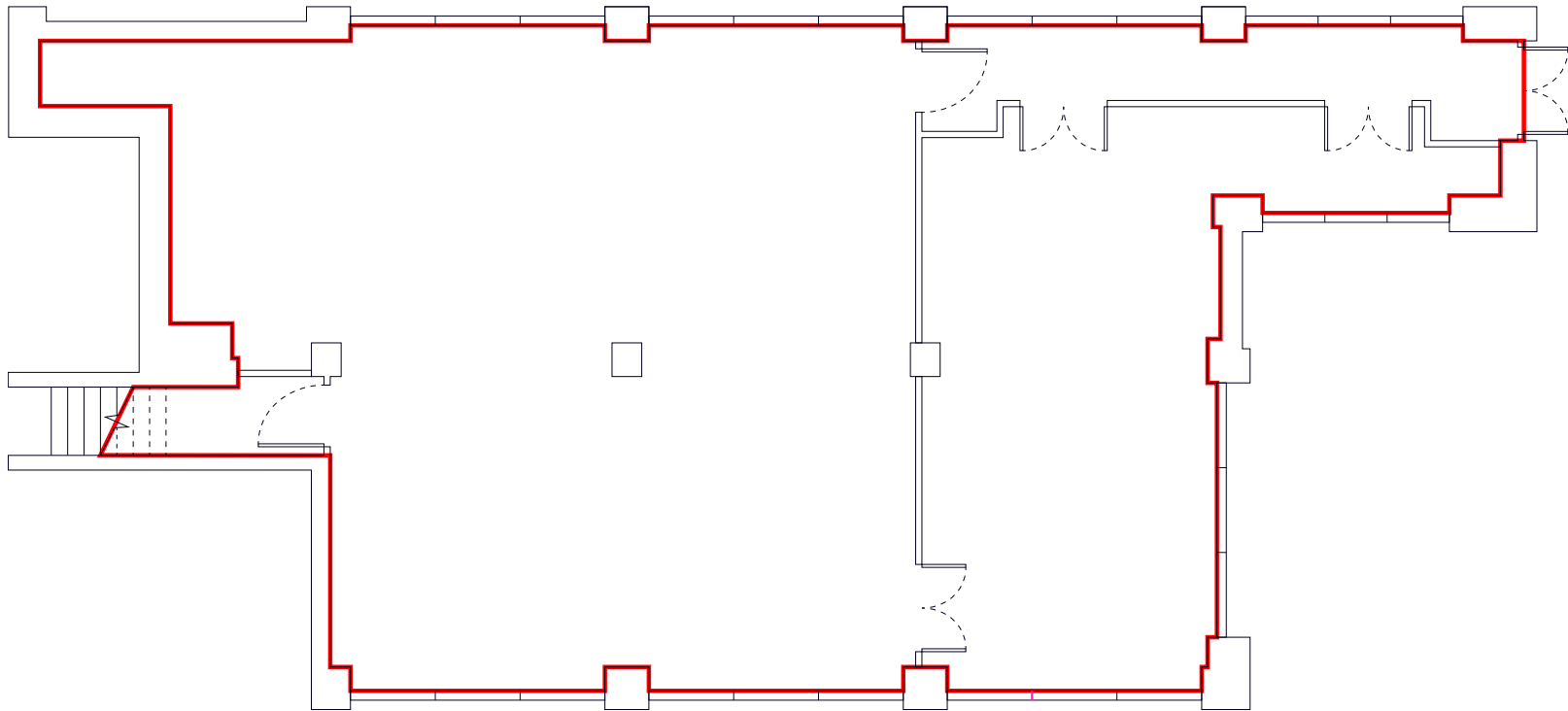
	SQ FT	SQ M
BASEMENT	5,806	539.4
GROUND	298	27.7
MEZZANINE	1,887	175.3
TOTAL	7,991	742.4

Floor plans are for indicative use only

# Ground and Mezzanine floor



Ground floor



Mezzanine floor

	SQ FT	SQ M
BASEMENT	5,806	539.4
GROUND	298	27.7
MEZZANINE	1,887	175.3
TOTAL	7,991	742.4

**S**haftesbury Capital is the leading central London mixed-use REIT and is a constituent of the FTSE-250 Index. Our property portfolio, valued at £5.2 billion, extends to 2.7 million square feet of lettable space across the most vibrant areas of London's West End. With a diverse mix of restaurants, cafés, bars, shops, residential and offices, our destinations include the high footfall, thriving neighbourhoods of Covent Garden, Carnaby, Soho and Chinatown.

At Shaftesbury Capital we are committed to investing for the long term. We take a responsible and forward-looking approach, operating in an environmentally sustainable manner and supporting our local communities.

Our goal is to become a Net Zero Carbon business by 2040 through an efficient 'retrofit first' re-use and management of buildings. Re-using and enhancing existing buildings, rather than demolition and redevelopment, recognises that our buildings are long term carbon stores. Our sustainable approach increases energy efficiency whilst avoiding carbon emissions and use of materials associated with new construction.



SHAFTESBURY  
CAPITAL

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