



28 Rathbone Place, London W1T 1JF

Location

Rathbone Place sits in the heart of Fitzrovia forming part of the prime F&B circuit including Charlotte Street, Soho, and Goodge Street. Oxford Street is a short walk away. The area is densely populated with office workers and Londoners and benefits from high level of footfall 7-days a week. It is highly connected and moments from Tottenham Court Road & CrossRail.

Notable operators nearby include The Charlotte Street Hotel, Six by Nico, Mowgli, Big Mamma, Lima, 64 Goodge Street, Roka and Norma amongst other national and independent operators.

For a better understanding of the location please review [Google Street View](#).

Description

The premises are arranged over basement only with demised ground floor entrance. Benefiting from a good quality fitout as a bar, the premises would suit a variety of operating styles and would be ready to trade.

We understand the Gross Internal Area to be:

Basement	64 sq m	689 sq ft
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Tenure

The premises are held on a lease expiring June 2033 held inside the Landlord and Tenant 1954 Act. The passing rent is £32,500 per annum.

Premium

Offers in excess of £65,000 are invited for the benefit of the leasehold interest, fixtures and fittings.

Planning

The premises benefit from Sui Generis planning permission.

Rating

The current rateable value of the premises is £33,250. All interested parties are advised to satisfy themselves with the local authority.

Licensing

There is a premises licence in place allowing the sale of alcohol without food on and off the premises at the following times:

Sunday - Tuesday	11:00 to 00:00
Wednesday - Saturday	11:00 to 01:00

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 agent Davis Coffer Lyons: dcl.co.uk

Rob Meadows
Executive Director
0207 299 0738
rmeadows@dcl.co.uk

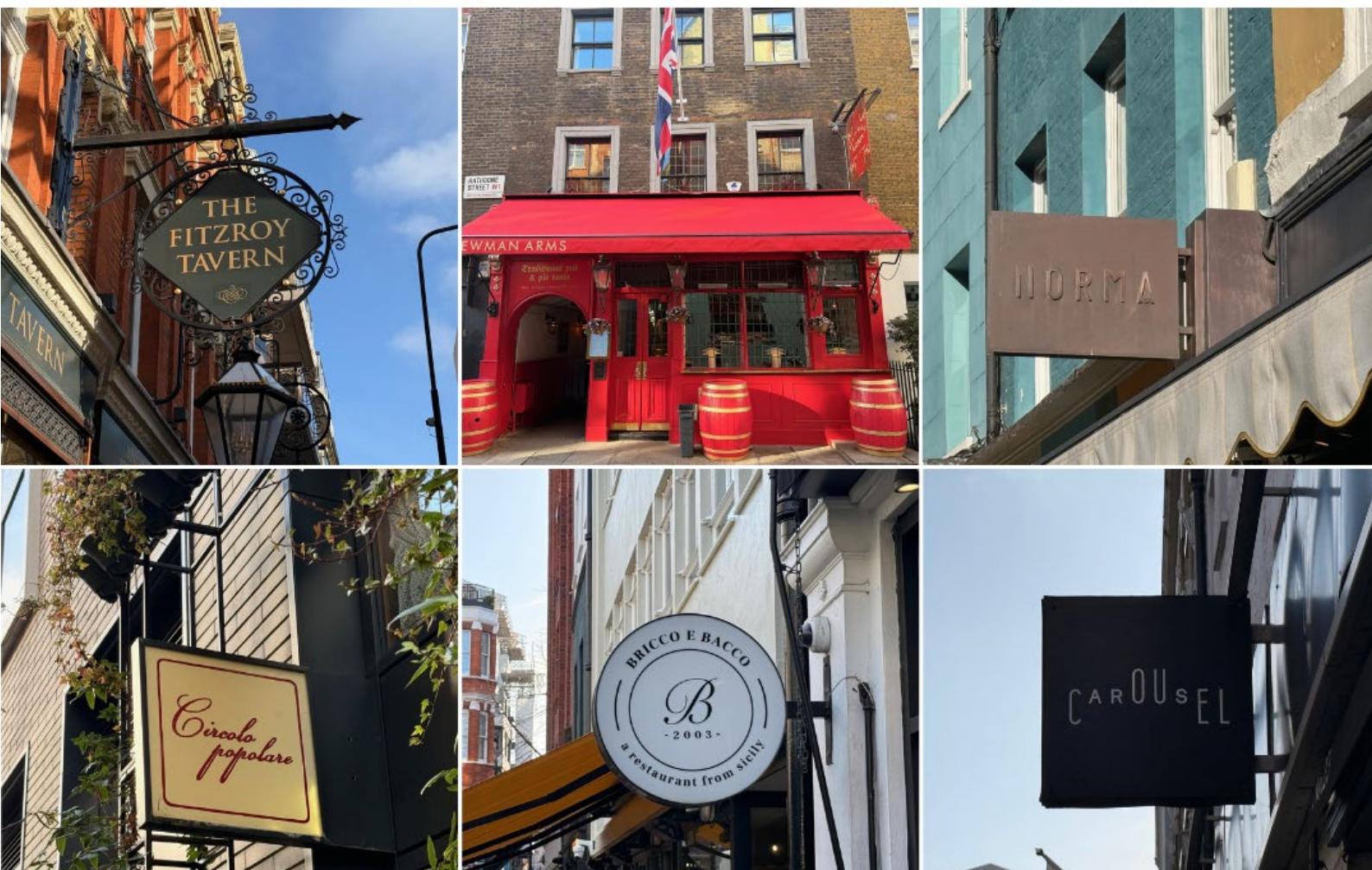
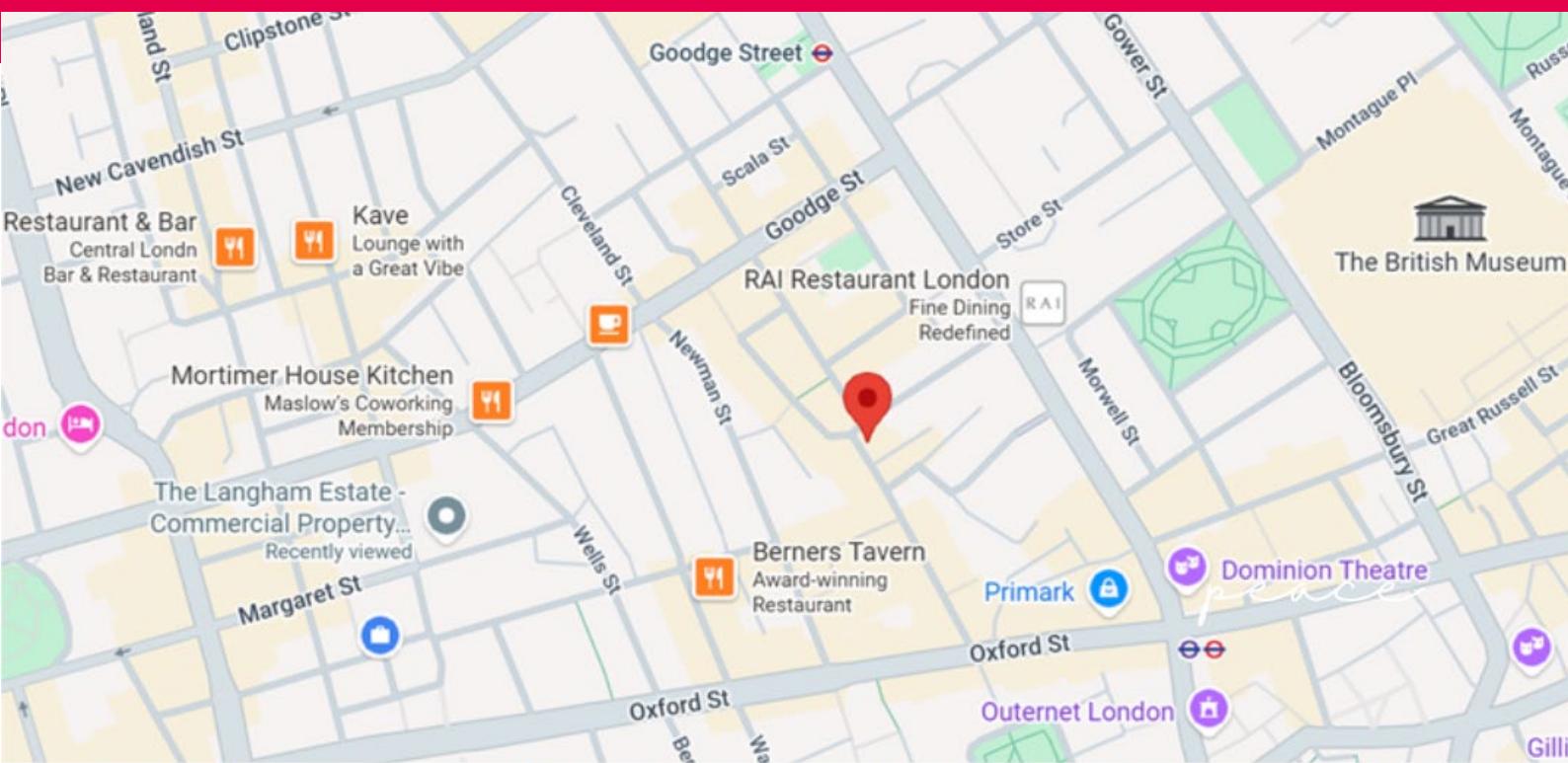
Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk



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LEASE FOR SALE – RATHBONE PLACE, W1

700 SQ FT FITTED BAR OPPORTUNITY



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