



107 Great Russell Street, London WC1B 3NA

Location

The premises are located on Great Russell Street, nearby to Tottenham Court Road and Bloomsbury Street. The area benefits from high footfall with numerous hotels and offices in the vicinity and is a popular tourist destination with the British Museum situated close by. Local operators include Five Guys, Shake Shack, All Bar One, TAS Restaurant and Flight Club, as well as numerous other independent and corporate operators. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises are fully fitted and are arranged over ground floor and basement. The ground floor benefits from an attractive roof light over the main dining room, which comprises approximately 80 covers and bar area. The basement consists of approximately 30 covers, kitchens, storage, staff room and managers office. There is a staircase at the front of the property so basement and ground floor can be operated separately if required.

The approximate gross internal areas are as follows;

Ground Floor	1,367 sq ft	127 sq m
Basement	1,227 sq ft	114 sq m
Total	2,594 sq ft	241 sq m

Lease

The premises are available on a new lease for terms to be agreed.

Rent

Offers in the region of £120,000 pax.

Planning

The premises benefits from E Class Use (A3).

Licencing

Monday to Saturday	10.00am to 23.00pm
Sunday	12.00pm to 22.30pm

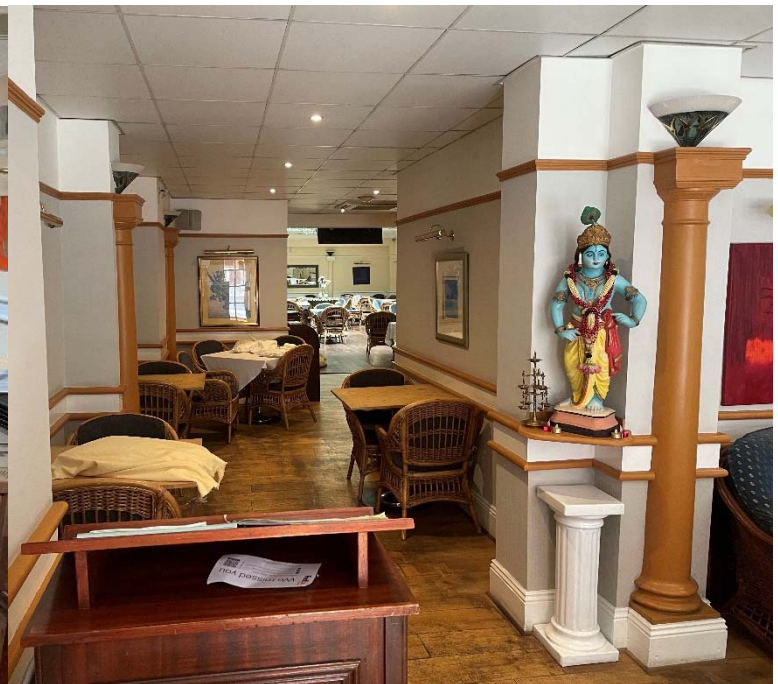
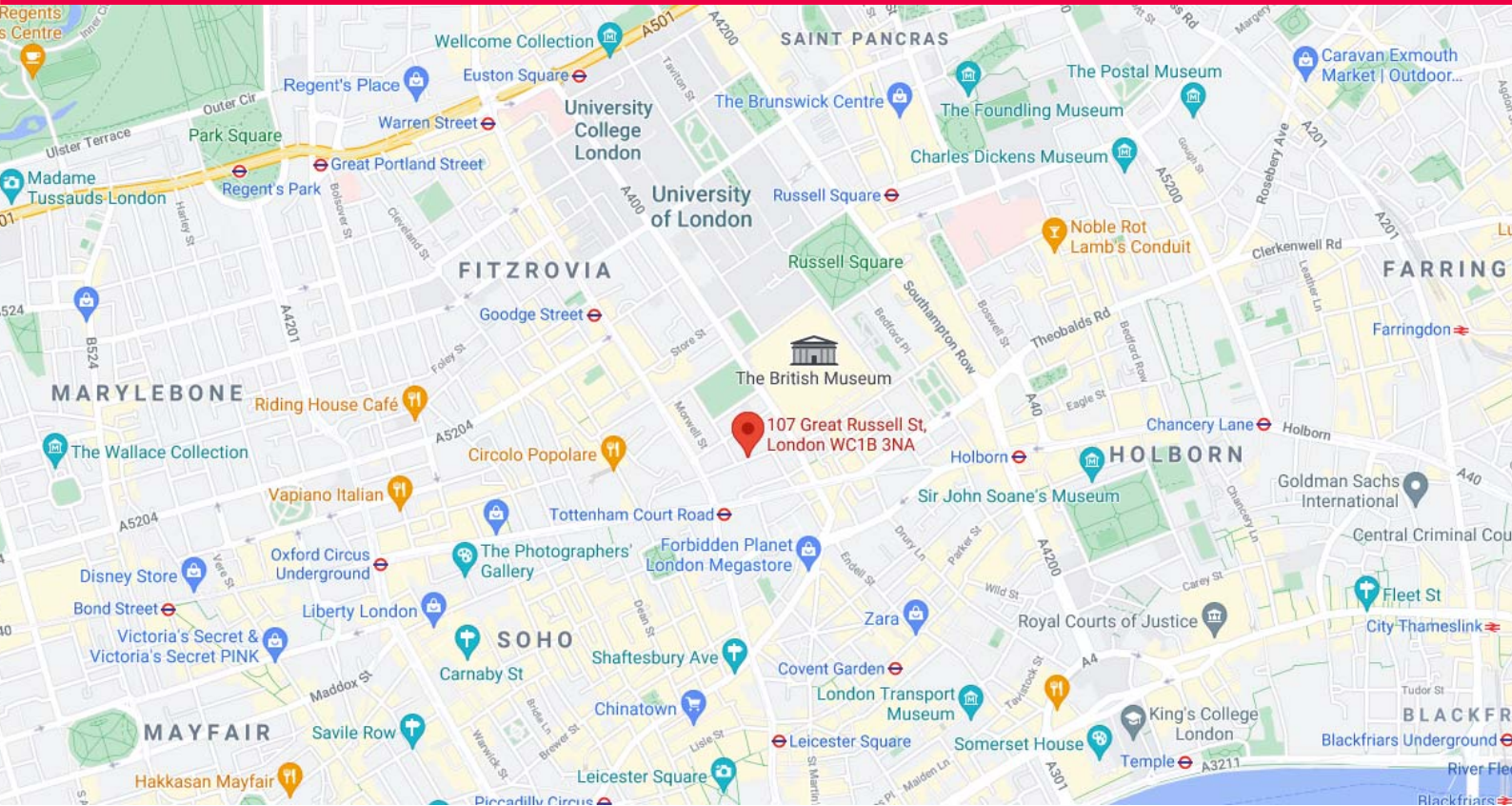
Further Details

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 sole agent Davis Coffey Lyons: dcl.co.uk

Louie Gazdar
Agent
0207 299 0745
lgazdar@dcl.co.uk

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



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.