



16 Irving Street, London, WC2H 7AU

Location

Situated immediately off Leicester Square, towards the National Portrait Gallery and Covent Garden, Irving Street benefits from a significant tourist footfall. The area is one of London's main focal points for tourists with a significant number of attractions including Casinos, flagship cinemas, and international retailers and restaurant brands. For a better understanding of the location please review [Google Street View](#)

Description

The restaurant is arranged over ground floor and basement with an attractive outside seating area on Irving Street. Internally, the premises are fully fitted to an exceptional standard and would be easily altered to a number of restaurant formats with extraction on both ground floor and basement. The ground floor benefits from 84 covers (plus 20 external) and a show kitchen to the rear. The basement comprise further seating / private dining, toilets and full kitchens.

We understand the approximate Gross Internal Area to be:

Ground	1,033 sq ft	96 sq m
Basement	1,280 sq ft	119 sq m
Total	2,313 sq ft	215 sq m

Tenure

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

Planning

The premises benefits from restaurant use (A3).

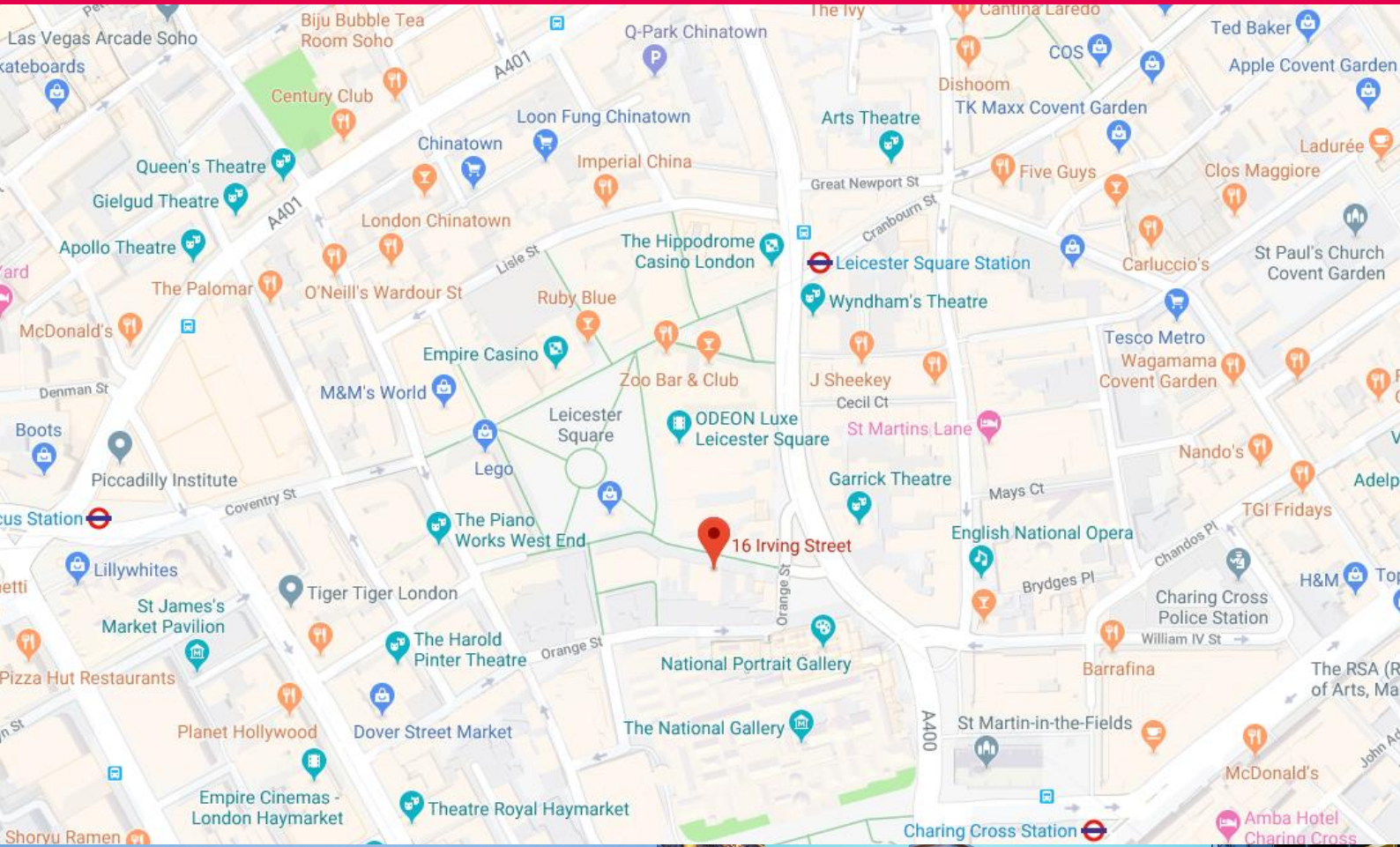
Further Details

An EPC has been commissioned and can be arranged 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
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