



42 Kingsway, Holborn, London WC2B 6EY

Location

The property is situated on the eastern side of Kingsway, a stone’s throw away from Holborn Tube station (Central Line).

The area has a significant office population and is the gateway to Covent Garden and Theatreland. The location benefits from both daytime and evening footfall with immediate proximity to LSE. There are numerous hotels in the area of all price points but notably the Hoxton, The Rosewood and Kingsway Hall. Local operators include Wagamama, Soho Coffee, Nando’s, Leon, All Bar One and numerous other independent operators.

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

Description

The property is Grade II Listed and is arranged over basement, ground and mezzanine floors and benefits from external seating along the frontage.

The restaurant provides customer areas on the ground floor and mezzanine with kitchens and other back of house space at over the basement level. The gross internal areas are as follows:

Basement	166 sq m	1,790 sq ft
Ground	142 sq m	1,527 sq ft
Mezzanine	91 sq m	981 sq ft
Total	339 sq m	4,298 sq ft

Lease / Rent

On application.

Planning

A3 E Class restaurant Use, this site was historically A4 (public House).

Licensing

The premises license in place allows for the following;

Sale of alcohol

Monday to Sunday	11:00 – 00:00
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With late night refreshment/opening hours

Sunday to Wednesday	11:00 – 00:30
Thursday to Friday	11:00 – 01:30
Saturday	11:00 – 02:30

It also permits Live Music & Performance of Dance.

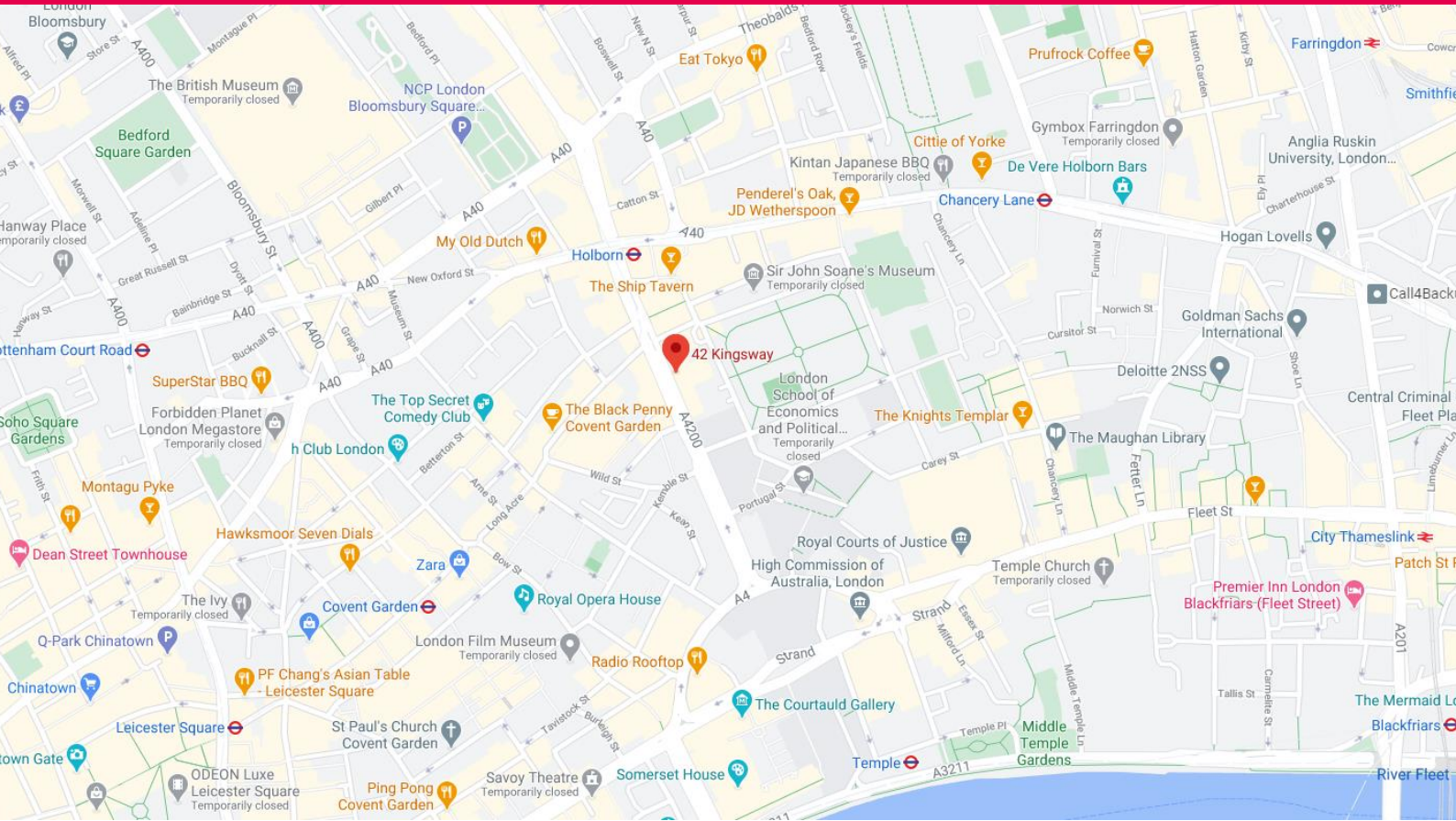
Further Details

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

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