



## 40-46 Shaftesbury Avenue

London, W1D 7ER

**Prominent corner former restaurant premises currently arranged over the ground and basement.**

**3,505 sq ft**

(325.63 sq m)

- Late licence
- Provision for air conditioning
- Extraction/ducting route
- Ready for tenant fitout

# 40-46 Shaftesbury Avenue, London, W1D 7ER

## Description

Prominent corner former restaurant premises currently arranged over the ground and basement. The ground floor has recently been stripped back to shell, with a similar condition in the basement ready for a tenants fit out.

## Location

Located in a prime position on the corner of Shaftesbury Avenue (A401) and Rupert Street, close to Piccadilly Circus in the heart of the West End in central London. Neighbouring occupiers include; Lyric Theatre, McDonalds, Crystal Maze Live Experience, Apollo Theatre, Wasabi, Gielgud Theatre, Leon, Sondheim Theatre and Five Guys.

Piccadilly Circus Underground station (Piccadilly & Bakerloo lines) is within walking distance. There are also various buses located on Shaftesbury Avenue.

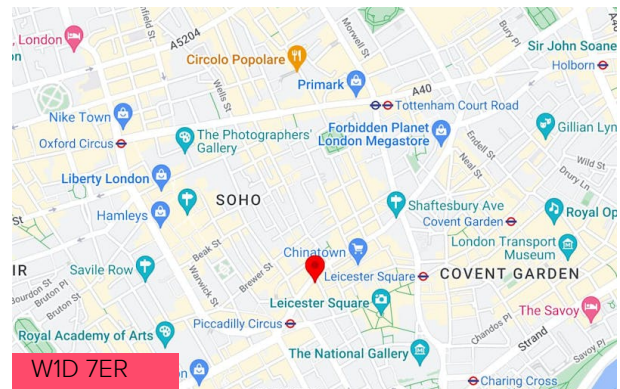
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	3,505	325.63	Available
<b>Total</b>	<b>3,505</b>	<b>325.63</b>	

## Specification

Benefiting from extraction/ducting route, provision for air conditioning, former alcohol licence and potential for outdoor seating. We understand the premises have an 'E' Use Class (Restaurant). A new Full Repairing and Insuring lease is being offered, on terms to be agreed and with no premium.



## Summary

<b>Available Size</b>	3,505 sq ft
<b>Rent</b>	£10 per sq ft
<b>Price</b>	Offers from £100,000
<b>Rates Payable</b>	£10 per sq ft
<b>Service Charge</b>	£10 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information

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