



189 Wardour Street

London, W1F 8ZD

Property

Features:Comprises ground floor restaurant (A3) with ancillary accommodation at basement.

806 sq ft

(74.88 sq m)

Description

Property Features:

- Comprises ground floor restaurant (A3) with ancillary accommodation at basement
- Comes fully furnished and ready for occupation
- Property benefits from alcohol license
- In same ownership for more than 20 years
- VAT is NOT applicable to this property
- Conveniently located between Oxford Circus and Tottenham Court Road, within short walk from Soho Square Gardens
- Occupiers close by include Starbucks, Samsung, Pret a Manger, Lloyds Bank, Vodafone and Ryman, amongst many more.

Property Description:

- Comprises ground floor restaurant with ancillary accommodation at basement, providing the following accommodation and dimensions:
- Ground Floor: 47 sq m (506 sq ft)
- Reception, Open plan seating area (25 covers)
- Basement: 28 sq m (300 sq ft)
- Full Kitchen, Storage, WC
- Total area size: 75 sq m (806 sq ft)

Terms:

- Lease Assignment: Available on the following terms:
- Premium: £300,000
- Term: 10 Years from 20th February 2020
- Rent: £1,153.85 per week (PCM: £5,000)
- Payment Frequency: Quarterly in advance
- Rent Review (Open market): 5th Anniversary
- Deposit: £30,000 (6 months)

Rateable Value:

- Rateable Value - £51,500 p.a.
- Rates Payable - ~£26,300 p.a.

EPC:

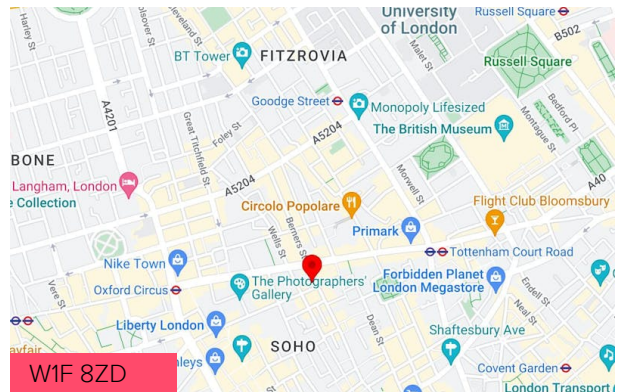
Certificate and further details available on request.

Location:

Soho has been one of the main entertainment districts in the capital since the 19th century. The property is situated within short walk from Soho Square Gardens and Oxford Circus with occupiers nearby including Starbucks, Samsung, Pret a Manger, Lloyds Bank, Vodafone and Ryman, amongst many more.

Accommodation

Name	sq ft	sq m	Availability
1st - Floor	1,203	111.76	Let
2nd - Floor	1,209	112.32	Let
Total	2,412	224.08	



Summary

Available Size	806 sq ft
Price	£300,000
Business Rates	N/A
EPC Rating	Upon enquiry

Viewing & Further Information

Bronnie Edwards

01234567890 | 07777777777
bronnied@agentsinsight.com

Holly Moran

01234567890 | 07777777777
holly.m@tlgd.co.uk



