



14 CHARLOTTE STREET

RIB

ROBERT IRVING BURNS

981 SQ.FT

(02)

# TO LET

A well-positioned corner restaurant set over lower ground and ground floors within a characterful period building

Suitable for Class E Use

(Restaurant, Cafe, Shop etc.)



(03)

# DESCRIPTION

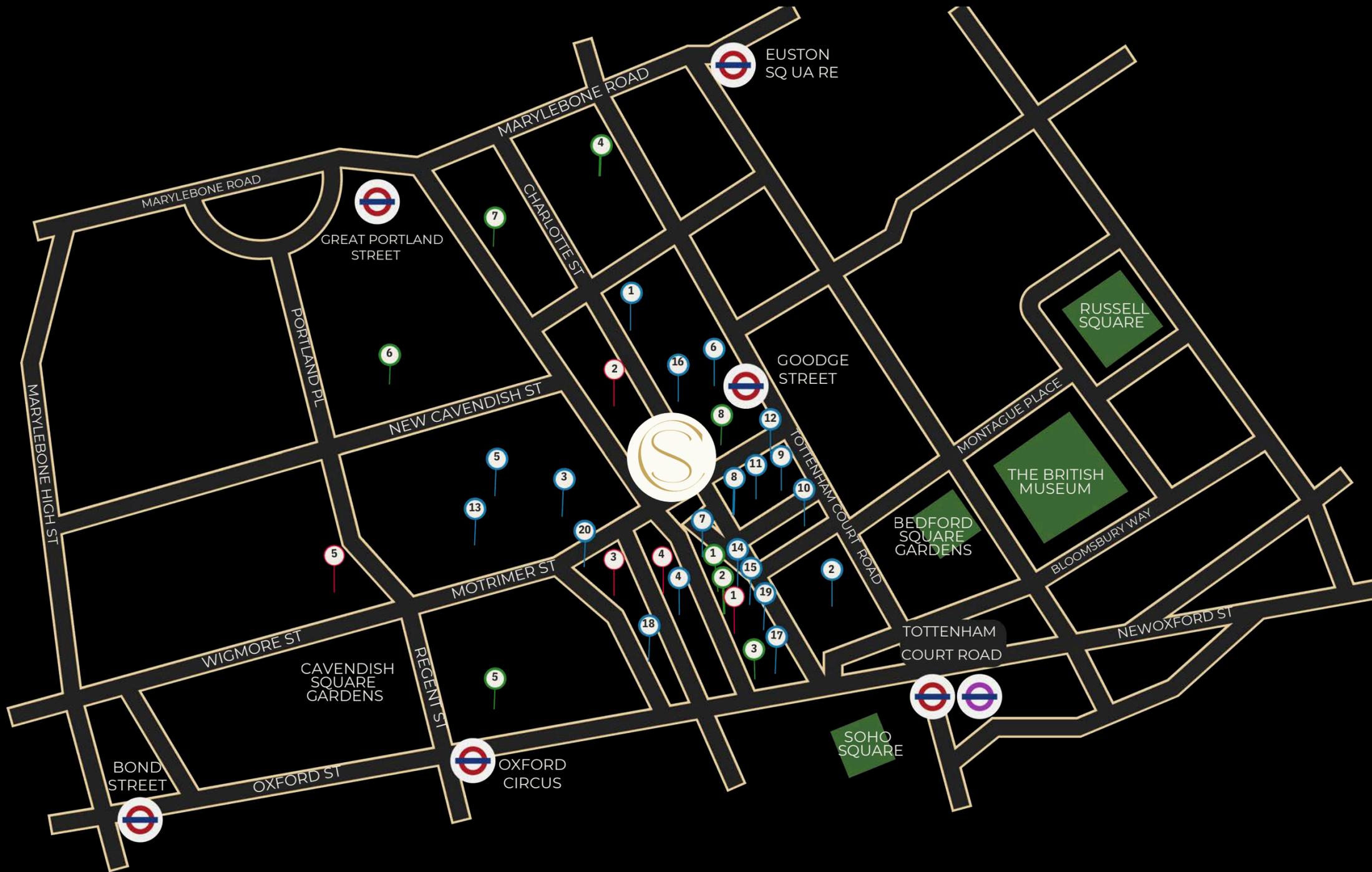
The opportunity occupies a highly prominent corner position within an attractive and characterful period building, arranged over lower ground and ground floors.

Currently trading as an established Asian restaurant, the premises benefits from existing extraction and an excellent external seating provision - both significant advantages in this location. The accommodation provides approximately 35 covers internally, complemented by a further 25 covers externally, offering strong trading flexibility and a vibrant street presence.

The ground floor features a fully fitted bar area, creating an engaging customer environment, together with WC facilities. Further WC accommodation is provided at lower ground level. The kitchen is situated within the lower ground floor, along with dedicated staff ancillary space, providing a practical and well-configured operational layout.







### RESTAURANTS

- |                          |                       |
|--------------------------|-----------------------|
| 1. Gaucho                | 11. The Ninth         |
| 2. Hakkasan              | 12. Crazy Bear        |
| 3. The Riding House Café | 13. Picture Fitzrovia |
| 4. Berners Tavern        | 14. Foley'            |
| 5. Percy & Founders      | 15. Lima              |
| 6. Mere                  | 16. Koba              |
| 7. ROKA                  | 17. Dabbons           |
| 8. Pied à Terre          | 18. The Kitchen Table |
| 9. St Yard               | 19. Cir colo Popolare |
| 10. Bao                  | 20. Mortimer House    |

### BARS

1. Mr Fogg's
2. Bourne & Hollingsworth
3. Genuine Liqueur
4. Little Nan's Fitzrovia
5. London Cocktail Club
6. Lucky Pig
7. The Remedy
8. Reverend JW Simpson

### HOTELS

1. The Mandrake Hotel
2. Charlotte Street Hotel
3. Sanderson London
4. The London Edition
5. The Langham

# LOCATION

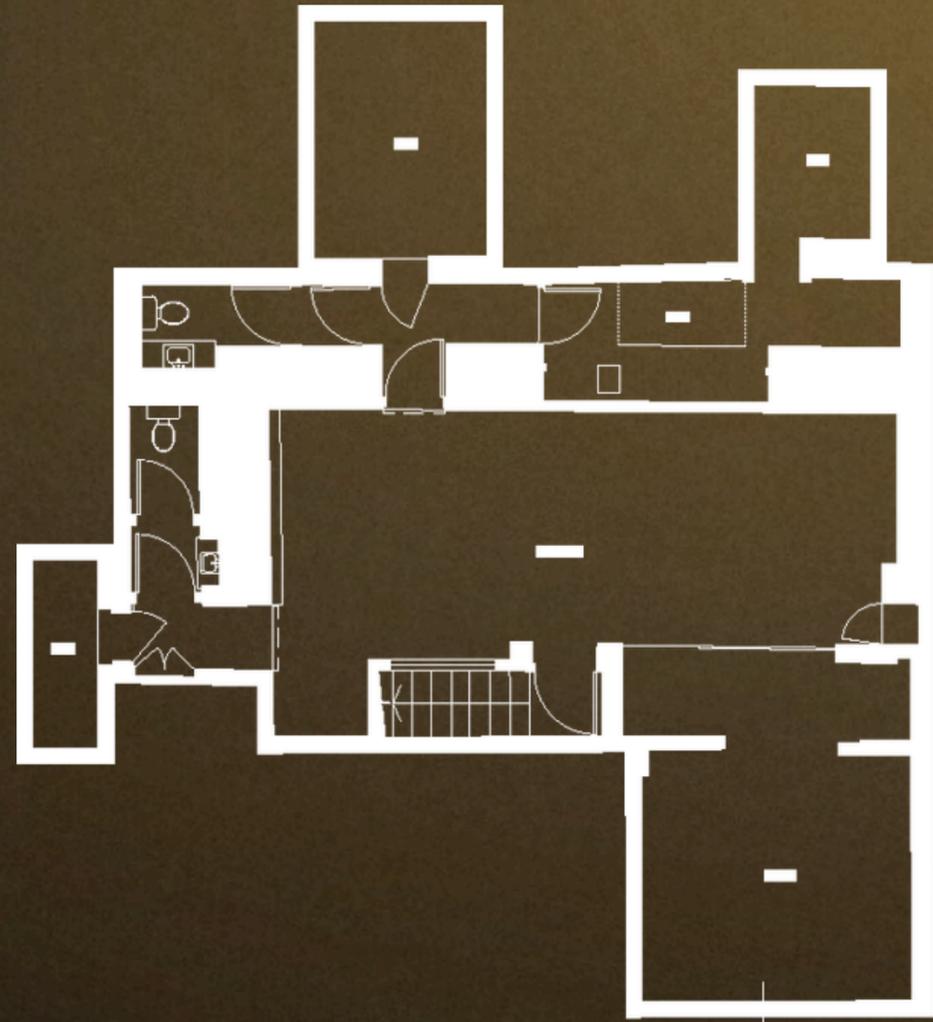
Size (sq.ft.)	981
Quoting Rent (p.a.)	POA
Estimated rates payable (p.a.)	£28,080
Service Charge	TBC

Floor	Size (sq.ft.)
GF	445
LGF	536

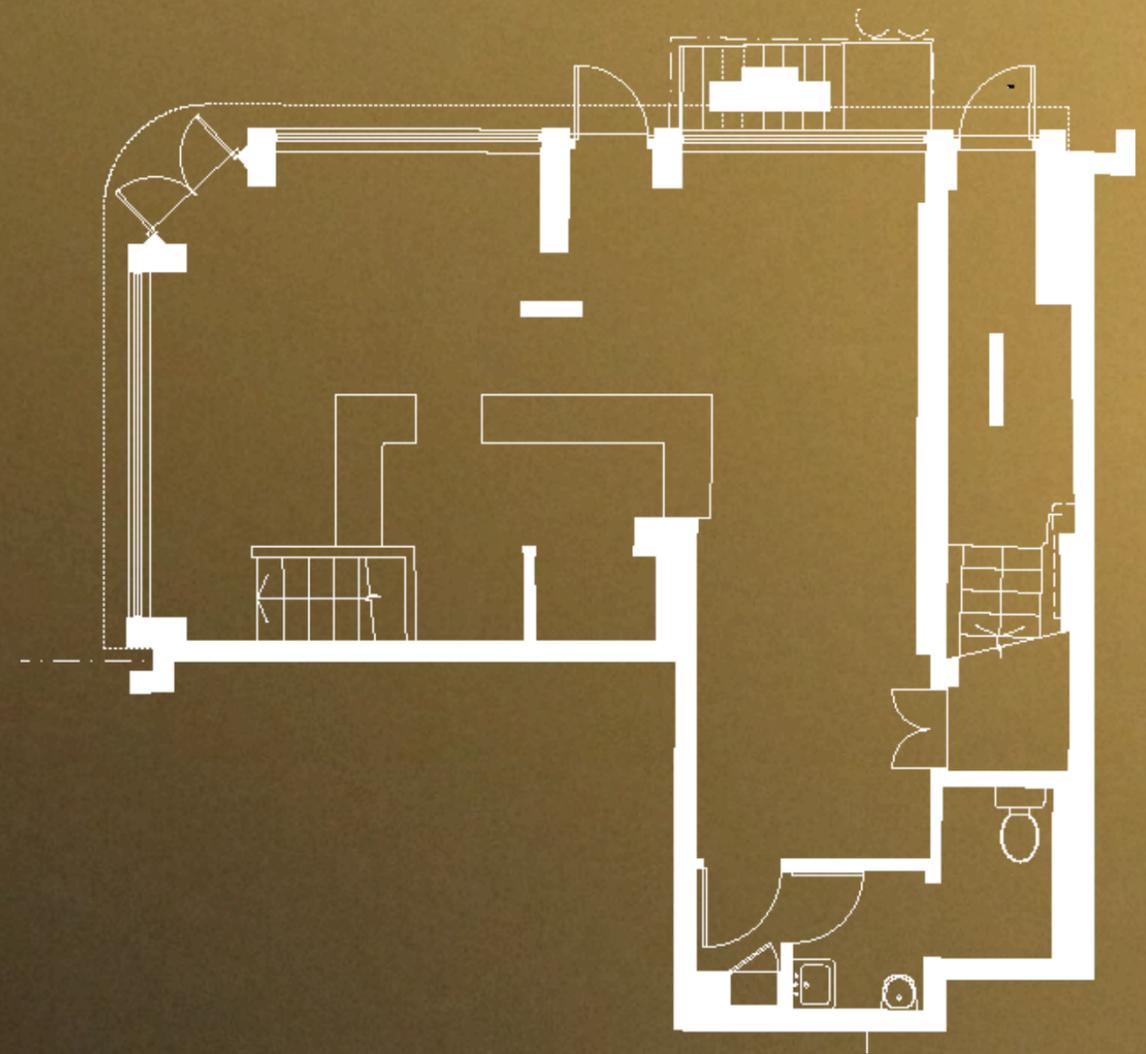
# FINANCIALS

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

# FLOOR PLANS



LGF 536 SQ.FT



GF 445 SQ.FT

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## FLOOR PLANS

Available on request.

## VAT

TBC

## EPC

Available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2025

# CONTACT US

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# RIB

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