

9 Russell Street

PRIME COVENT GARDEN
RESTAURANT OPPORTUNITY



Welcome to Covent Garden

Covent Garden is a world-class global destination in the heart of the West End, including the iconic Piazza, Market Building and surrounding streets, together with Seven Dials, a seventeenth century network of streets and courtyards.

Covent Garden's established foodie scene is constantly evolving, with some of London's hottest new restaurants launching on its acclaimed streets, which are also home to some of the world's most famous hospitality brands. From the elegant, long established and renowned Savoy to the innovative and stylish NoMad, you are always in good company.

Discover over 1,000 al fresco covers across 55 restaurants where every choice is met, from redefined fine dining at The Frog to modern international flavours at SushiSamba and Lima, and food royalty at Rules and Joe Allen's.

Covent Garden has firmly established itself as an elegant dining destination; its historic buildings are home to contemporary hospitality concepts, and it's extensive al fresco seating making it an atmospheric hub. Neighbours include Henri, Sticks'n'Sushi, Notto, Oystermen, Din Tai Fung, Cora Pearl, and recently opened Harry's and Delamina Townhouse.



The Frog



SUSHISAMBA



Gaucha



Notto



Ave Mario



Cora Pearl & Oystermen

Covent Garden in numbers

- 38m+ visitors per year
- 2,200 restaurants and shops within a 5 minute walk
- Over 850k social followers
- 11 social channels
- 230k+ email subscribers
- Over 1.3k alfresco seats
- 222k working population*
- 10k residents*
- 9k hotel rooms*
- 890 retail units*
- 800 bars and restaurants*

*Within 15 minutes walking distance





COVENT GARDEN

- F&B
- Retail and Leisure
- Offices
- Pedestrianised streets

Aēsop.

alo

ARCTERYX

AVE MARIO

AWAY

AXEL ARIGATO

BALTHAZAR

BUCHERER 1888

BYREDO

CAFE MURANO

carhartt

CHANEL

Charlotte Tilbury

CICCHETTI

CREED

D&G

DIPTYQUE PARIS

ELEMIS

ERGON

finisterre

FLAT IRON

GANNI

GAUCHO

Glossier.

HARRY'S

HENRI

HOKA

HUBLOT

JO MALONE LONDON

LADURÉE

LE LABO

MESSIKA

MONMOUTH COFFEE COMPANY

Mulberry

NARS

NESPRESSO

NN.07

OMEGA

Paul Smith

PELOTON

POLO RALPH LAUREN

Rails

RAINS

Reformation

seven days market

ST. JOHN

Story CELLAR

SUSHISAMBA

TAG Heuer

THE BARBARY

TIFFANY & CO.

TOM FORD

TUDOR

UNI QLO

VEJA

Planning, licensing & terms

LEASE TERMS

The unit is available for a term to be agreed and is to be contracted outside the Landlord & Tenant Act 1954.

RENT

Base rent upon application. The base rent will be exclusive of rates, VAT (if applicable) and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

ESTATE AND MARKETING CHARGE

There will be a building service charge for the building itself. There is a separate Estate and Marketing charge at a combined rate of £4 psf. Further details can be provided upon request.

RATEABLE VALUE

Full report available upon application.

AVAILABILITY

Upon completion of legal formalities.

PLANNING AND LICENSING

The premise benefits from Class E restaurant use.

Ground Floor:

Monday to Saturday: 10:00 to 00:00

Sunday: 12:00 to 00:00

Alcohol must be ancillary to the provision of food and entertainment.

First Floor:

Monday to Saturday: 10:00 to 00:00

Sunday: 12:00 to 22:30

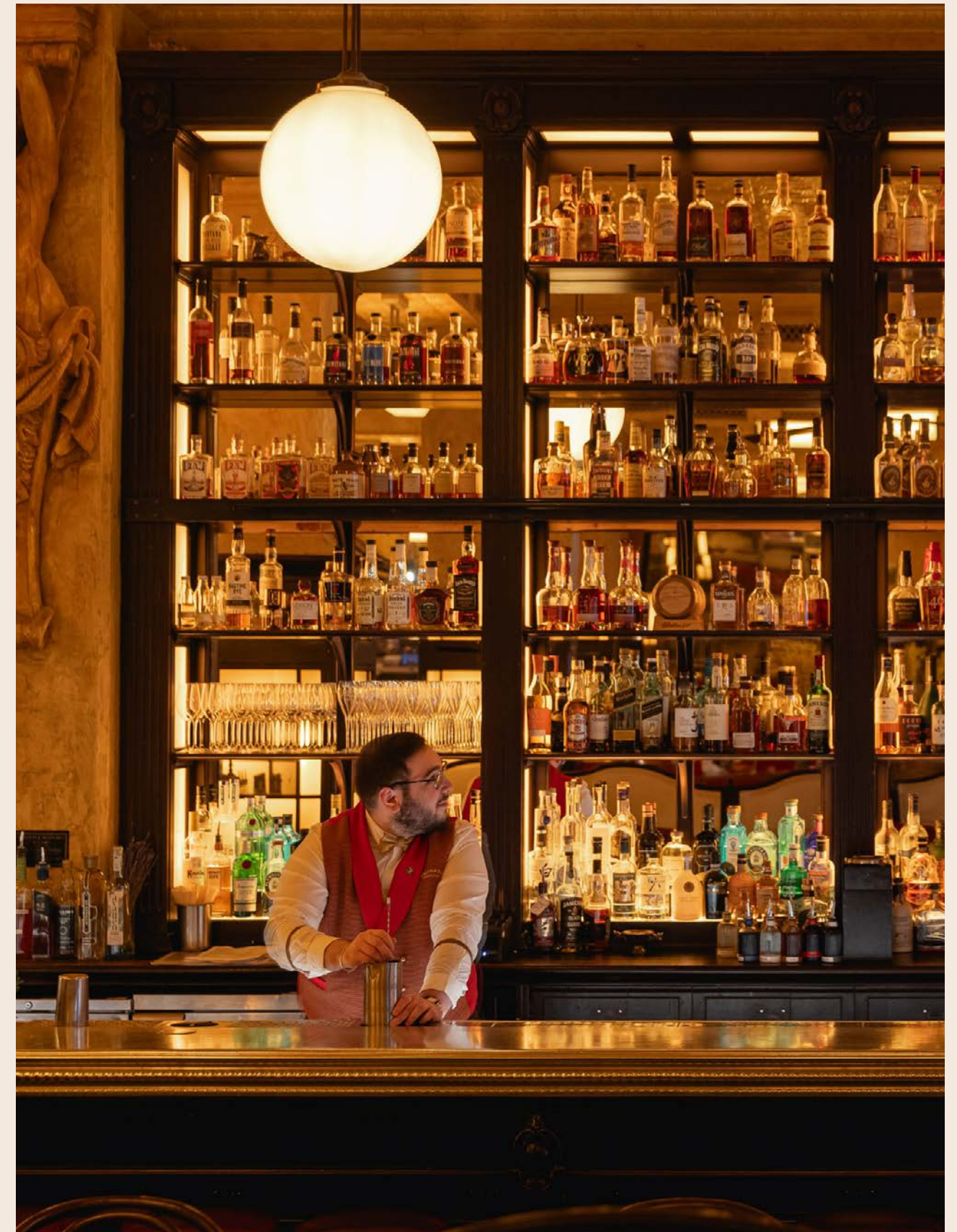
No meal is required with alcohol until 23:00, after which alcohol may only be served to persons taking a substantial table meal.

Second Floor:

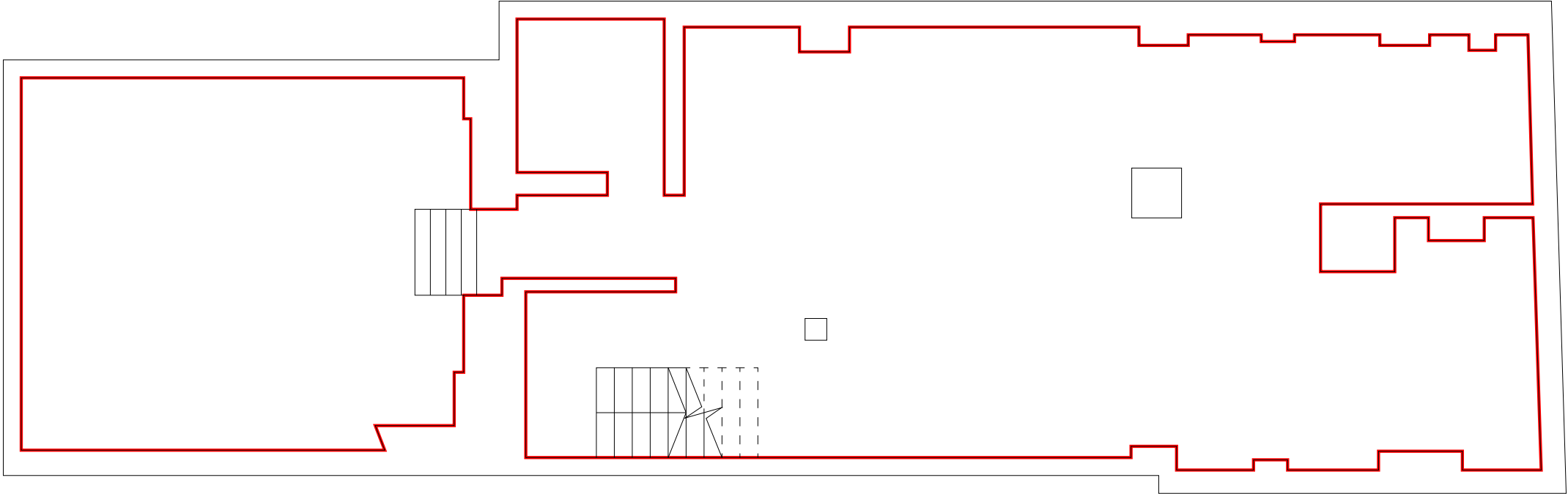
Premises licence authorising a range of licensable activities and operational hours up to 00:30 (midnight alcohol on the Ground Floor) and subject to tenant's own enquiries and due diligence.

ENERGY PERFORMANCE CERTIFICATE

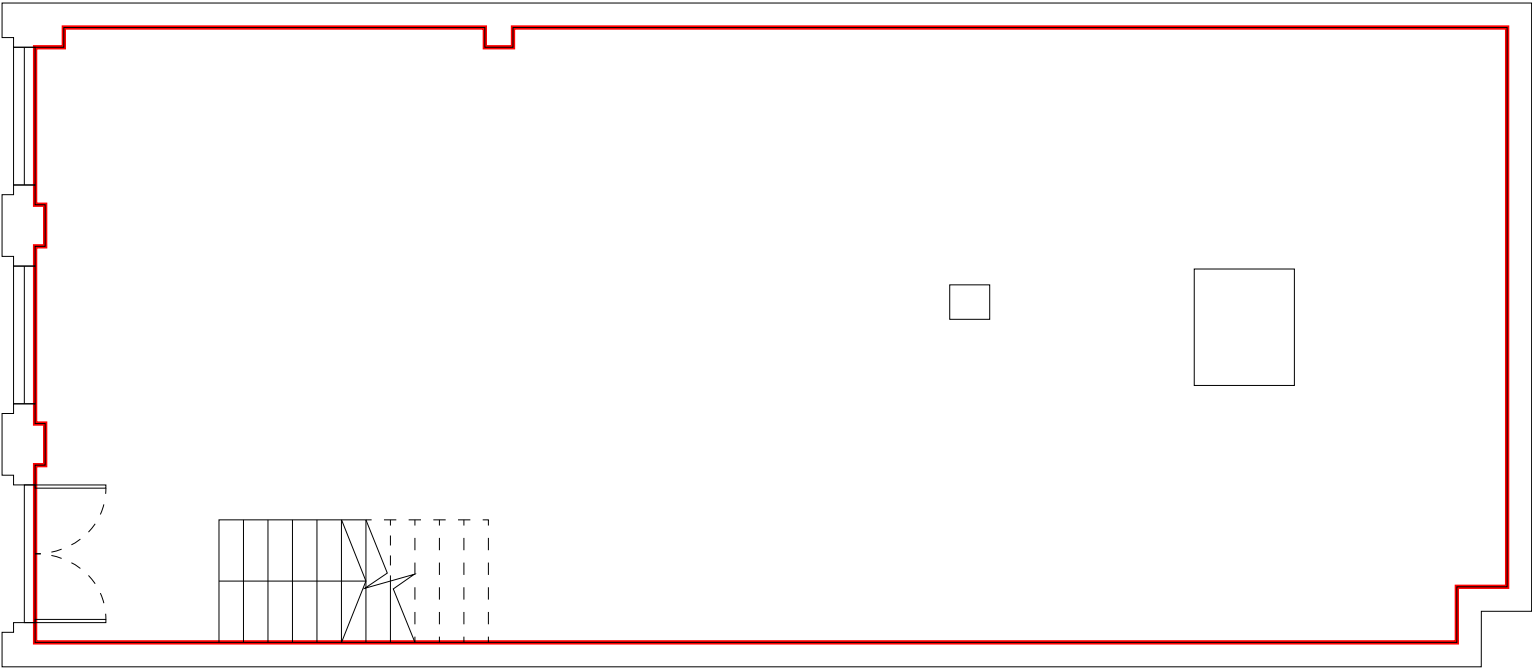
Full report available upon application.



Basement and ground floor



Basement

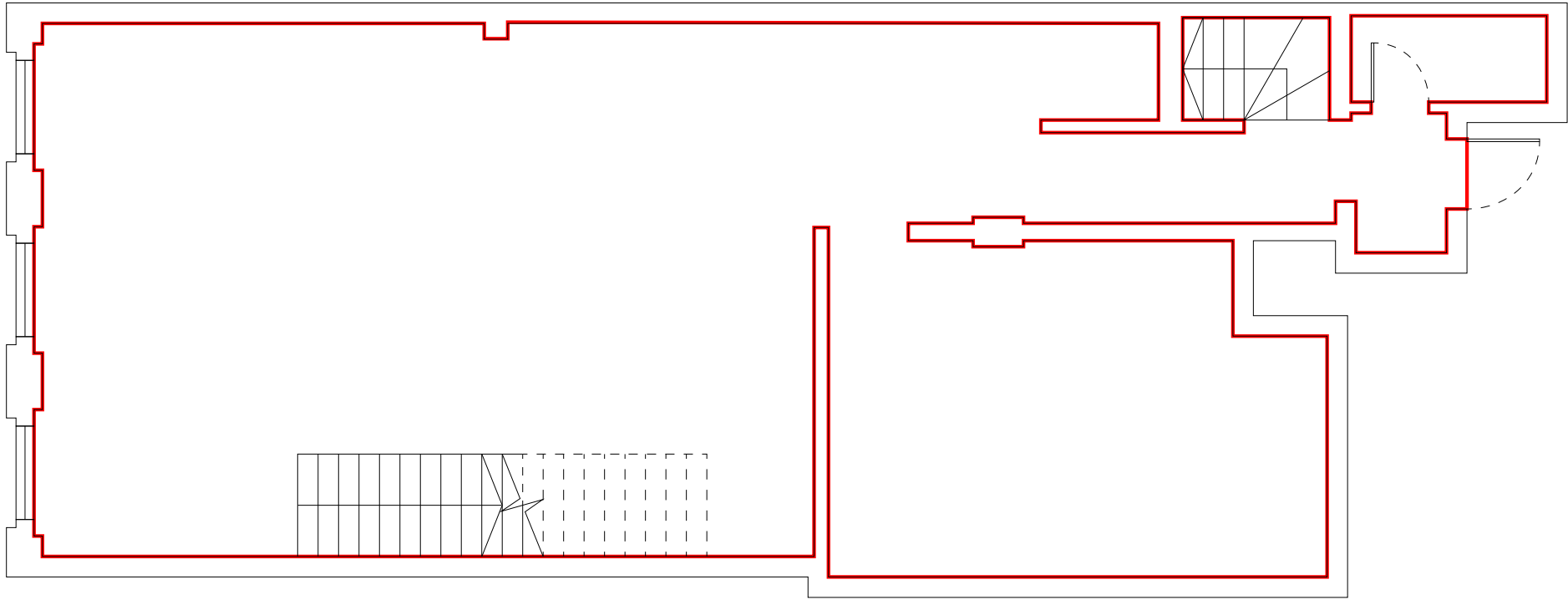


Ground floor

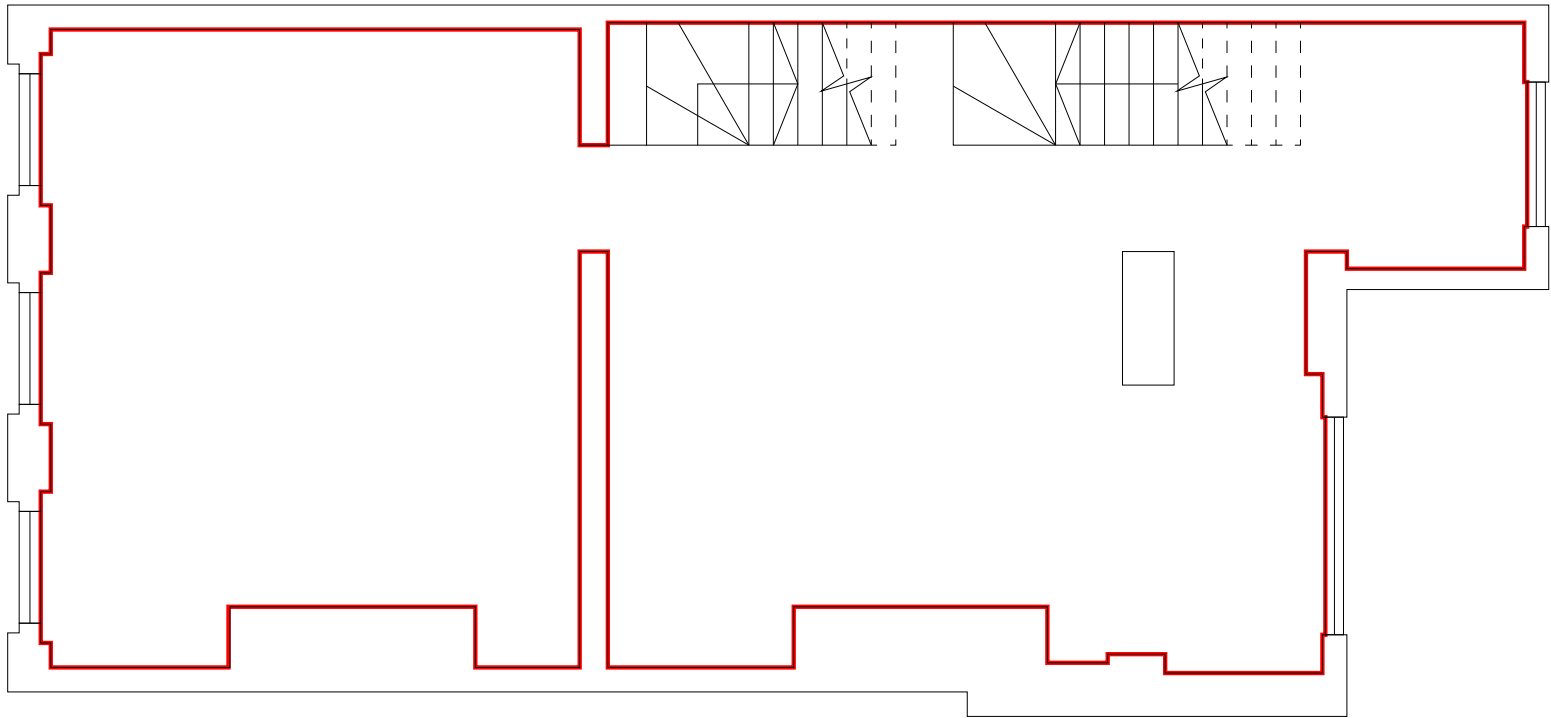
	SQ FT	SQ M
BASEMENT	848	79
GROUND	765	71
FIRST	550	51
SECOND	493	46
THIRD	478	44
FOURTH	359	33

Floor plans are for indicative use only

First and second floor



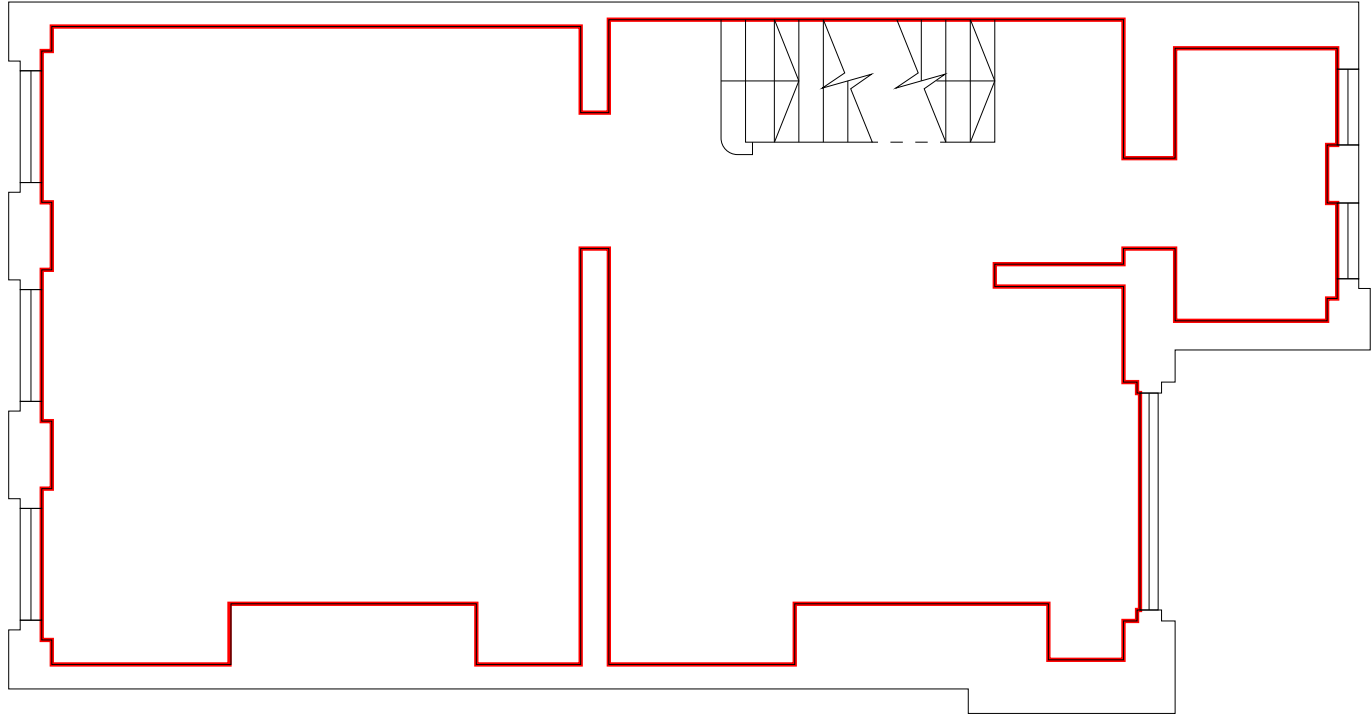
First floor



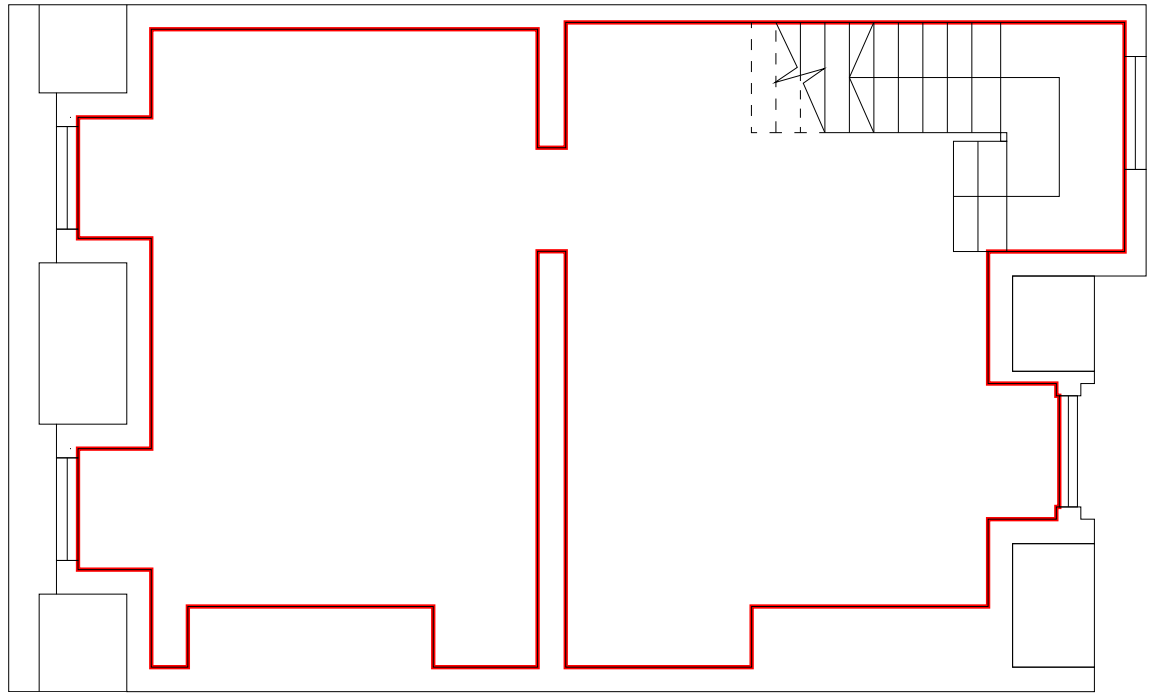
Second floor

	SQ FT	SQ M
BASEMENT	848	79
GROUND	765	71
FIRST	550	51
SECOND	493	46
THIRD	478	44
FOURTH	359	33

Floor plans are for indicative use only



Third floor



Fourth floor

Third and fourth floor

	SQ FT	SQ M
BASEMENT	848	79
GROUND	765	71
FIRST	550	51
SECOND	493	46
THIRD	478	44
FOURTH	359	33

Floor plans are for indicative use only

Shaftesbury Capital is the leading central London mixed-use REIT and is a constituent of the FTSE-250 Index. Our property portfolio, valued at £5.4 billion, extends to 2.8 million square feet of lettable space across the most vibrant areas of London's West End. With a diverse mix of restaurants, cafés, bars, shops, residential and offices, our destinations include the high footfall, thriving neighbourhoods of Covent Garden, Carnaby, Soho and Chinatown.

At Shaftesbury Capital we are committed to investing for the long term. We take a responsible and forward-looking approach, operating in an environmentally sustainable manner and supporting our local communities.

Our goal is to become a Net Zero Carbon business by 2040 through an efficient 'retrofit first' re-use and management of buildings. Re-using and enhancing existing buildings, rather than demolition and redevelopment, recognises that our buildings are long term carbon stores. Our sustainable approach increases energy efficiency whilst avoiding carbon emissions and use of materials associated with new construction.



SHAFTESBURY CAPITAL

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