

SMITHSON PLAZA

AN EXCEPTIONAL
CAFÉ/RESTAURANT
OPPORTUNITY

3,083 SQ FT (286 SQ M)



AN ICONIC LOCATION

A UNIQUE CAFÉ/RESTAURANT OPPORTUNITY

Situated at the heart of St James' food & beverage late night circuit, the property benefits from a strong trading location, with local operators include The Ritz, Café Murano, Quaglino's, The Stafford, Chutney Mary and Wiltons.

More specifically the property benefits from a very prominent position at the base of Smithson Plaza, a 14 storey tower block which is multi-let to a mix of office occupiers and further office and residential occupiers present in the 3 buildings of Smithson Plaza.

NEARBY OCCUPIERS



WILTONS
SINCE 1742

QUAGLINO'S



FRANCO'S

MAISON FRANÇOIS

CHUTNEY
MARY

CAFE
MURANO



ST JAMES'S LONDON SW1
45 JERMYN ST

GINZA
ST. JAMES'S





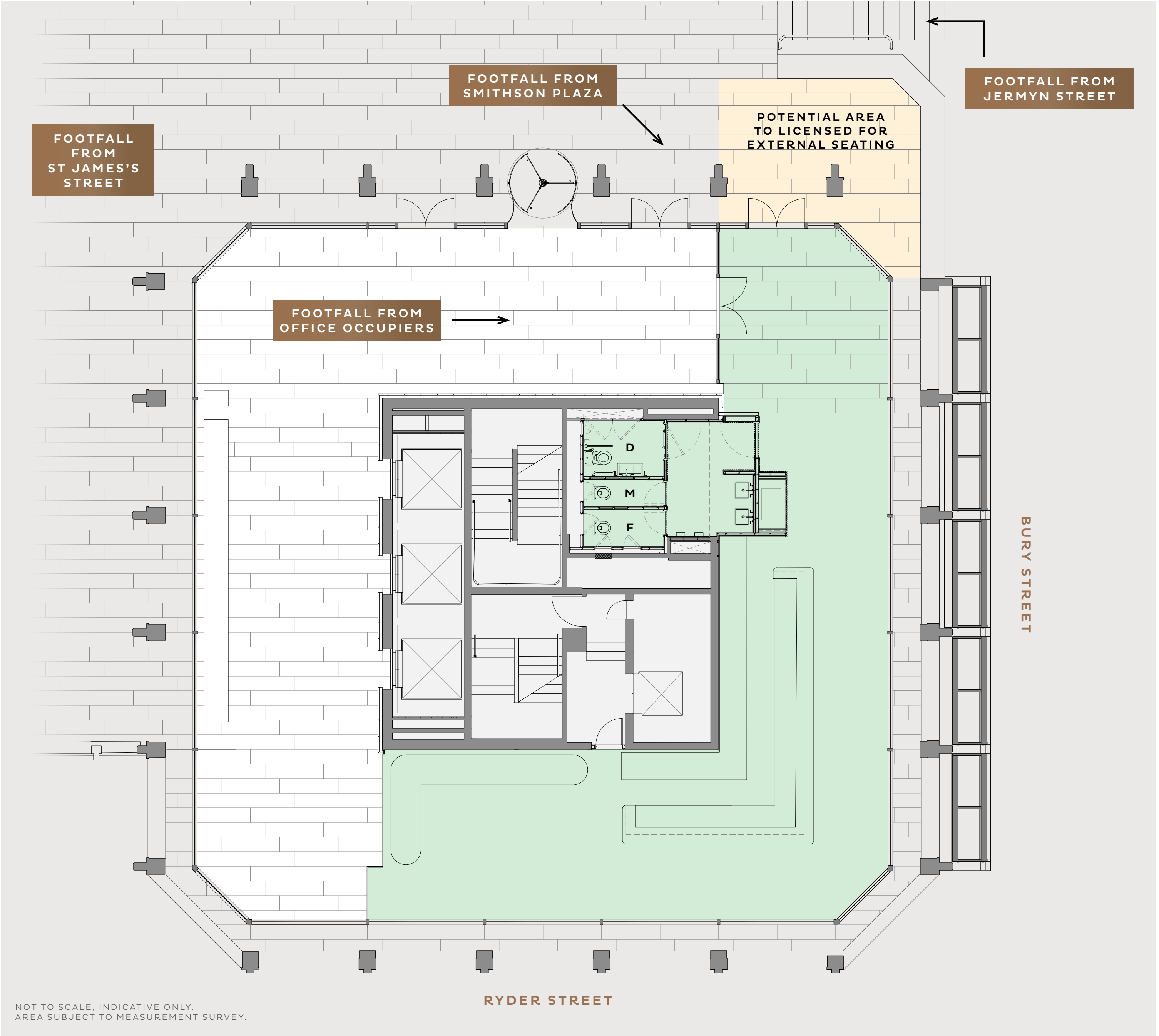
HOTELS

PREMIUM ACCOMMODATION

GROUND FLOOR
1,793 SQ FT (167 SQ M)



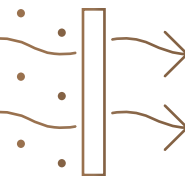
INDICATIVE FIT OUT, SUBJECT
TO NECESSARY CONSENTS



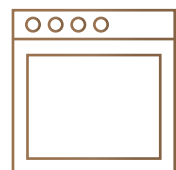
EFFICIENT FUNCTIONALITY

BASEMENT
1,290 SQ FT (119.8 SQ M)

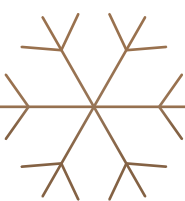
KEY EQUIPMENT IN THE PREMISES



Reco air system



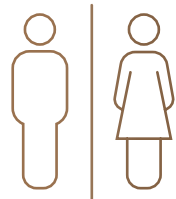
Partially fitted kitchen



Refrigeration



Bar servery



Customer sanitary facilities



NOT TO SCALE, INDICATIVE ONLY.
AREA SUBJECT TO MEASUREMENT SURVEY.

CONDITIONS OF FORMER LICENSE

- Performance of Live Music
- Playing of Recorded Music
- Late Night Refreshment
- Sale by Retail of Alcohol

THIS IS A NEW RESTAURANT LICENCE

Permitted hours for the licence are:

MONDAY TO THURSDAY
10.00 TO 23.30

FRIDAY AND SATURDAY
10.00 TO MIDNIGHT

SUNDAY
12 NOON TO 22.30



TENURE

The property is available on a new and effectively full repairing and insuring lease for a term to be agreed contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

RATES

Rates available upon request.
Further details are available from:
www.voa.gov.uk

VIEWING

By appointment via Shelley Sandzer.

LEGAL COSTS

Each party is to bear its own legal costs incurred in connection with this letting.

RENT

Price on application.

**SHELLEY
SANDZER**
Since 1983

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SMITHSON-PLAZA.COM