



204 GREAT PORTLAND STREET, *London* *W1*

Restaurant Opportunity

Location

The premises are located on Great Portland Street which straddles Fitzrovia and Marylebone, equidistant between Oxford Street and Great Portland Street underground stations. The unit occupies a prominent corner position as part of super prime residential tower W1 Place, below 37 residential private apartments and benefitting all the world class hotels and members clubs of Marylebone and Fitzrovia.

Notable occupiers in the Neighbourhood include Caravan, Demartino, Payton and Byrne, Percy & Reed, Kibele, Nando's, Ideaworks, Nicolas, Starbucks and Sixes Cricket.



Accommodation

The premises are arranged over ground floor and basement, comprising the following approximate net internal floor areas:

Ground Floor	3,066 sq ft	279.3 sq m
Basement	1,256 sq ft	116.7 sq m
Total	4,262 sq ft	396 sq m



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Tenure

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

Rent

Upon application.

Service Charge/Insurance

The service charge for the current financial year is estimated at £6.50 per sq ft per annum. Insurance is to be confirmed.

Business Rates

To be assessed. Interested parties are advised to make their own enquiry with the Local Authority.

Energy Performance Rating

An EPC has been commissioned and is available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with this letting.

Anti-Money Laundering Regulations

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed Occupier. Once a letting has been agreed prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter setting out the requirements will be issued once terms have been agreed.

Viewings

Appointment only via:

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