



## Picton Place

London, W1U 1BW

### Fully Fitted Restaurant in Prime Marylebone Location with Small Amount Outside Seating

**1,500 sq ft**  
(139.35 sq m)

- Marylebone Location
- Fully Fitted Premises
- Forecourt seating for 8 people
- Alcohol License in Place
- 10 Years Left on Lease

# Picton Place, London, W1U 1BW

## Summary

Available Size	1,500 sq ft
Passing Rent	£85,000 per annum
EPC Rating	Upon enquiry

## Description

The premises are fully fitted as a restaurant providing covers for approximately 50 people on ground floor whilst the basement houses the large fully fitted kitchen and storage. There is space at the front of the premises to put upto 8 covers.

## Location

The premises are located in Picton Place just off James Street in teh heart of Marylebone in Central London

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	750	69.68
Basement - Kitchens	750	69.68
Total	1,500	139.36

## Tenure

We are offering an assignment of the existing full repairing and insuring lease granted for a term to expire in approx 10 years with 5 yearly rent reviews.

## Passing Rent

£85,000pax

## Premium

Upon Application

## License

Alcohol licence is in place allowing the sale of alcohol with restaurant conditions until 11pm

## VAT

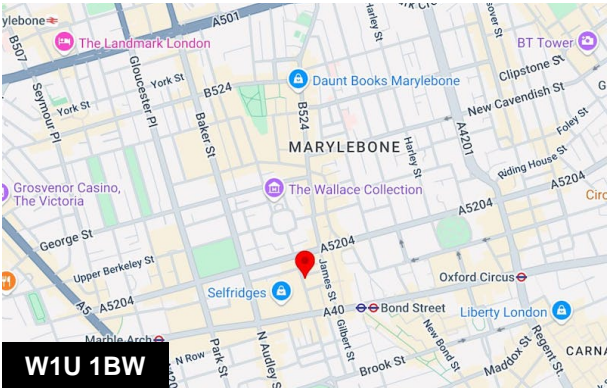
All figures quoted may be subject to VAT

## Holding Deposit

Upon agreement of a transaction we would request a holding deposit to be paid to CDG Leisure client account released upon completion of a transaction.

## Confidentiality

These premises are confidential hence no full address or pictures - pls enquire within for full info and under no Circumstance is anyone to approach staff about this opportunity



## Viewing & Further Information



**Morris Greenberg**

0207 100 5520

[morris@cdgleisure.com](mailto:morris@cdgleisure.com)