



LOW PREMIUM

45 Goodge Street
London, W1T 1TB

Prime Fully Fitted Restaurant / Takeaway Premises on Goodge Street

760 sq ft
(70.61 sq m)

- Open Plan Kitchen
- Fully Fitted
- Outdoor Seating
- High Footfall Location
- Low Premium

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Summary

Available Size	760 sq ft
Rent	£60,000 per annum
Rates Payable	£15,678.75 per annum Interested parties should make their own enquiries
Rateable Value	£28,250
EPC Rating	Upon enquiry

Description

Ground Floor:
Designed to accommodate approximately 10 covers inside, the ground floor features an open-plan kitchen and service counter, currently equipped with two wok stations—ideal for live cooking or fast-paced service. A pavement licence is also in place, allowing for an additional 8 seats outside.

Basement:
The basement includes a fully fitted prep kitchen, cold room, staff office, dishwashing station, staff changing room, and WC—providing a complete back-of-house setup for efficient operations.

Location

Positioned within Fitzrovia, just about 250 metres from Goodge Street Underground station, it benefits from excellent foot traffic and visibility from nearby Tottenham Court Road and Charlotte Street

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	400	37.16	Available
Basement	360	33.45	Available
Total	760	70.61	

Viewings

Viewings to be arranged through sole agents CDG Leisure, staff are unaware of the pending deal and no direct approaches should be made.

Terms

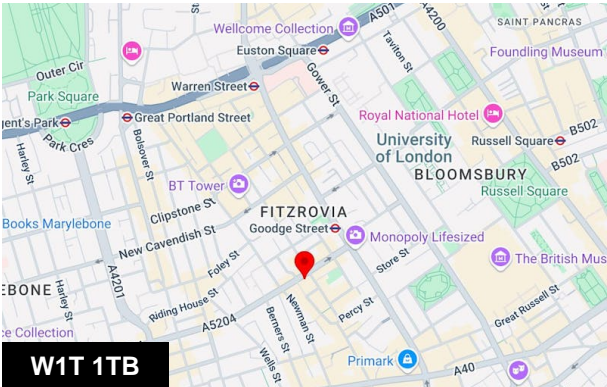
We are offering a new sub-lease from the existing tenant for a term to be agreed, subject to 5 yearly rent reviews.

Rent

We are quoting rent of offers in the region of £60,000 per annum.

Premium

Nominal offers are invited for this fully fitted venue (all unbranded F&F to remain in situ).



Viewing & Further Information



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