



Abandon Ship

63 Neal Street, London, WC2

Prime Fully Fitted Restaurant in Covent Garden

830 sq ft
(77.11 sq m)

- Prime location
- Heavy Footfall 24/7
- Long lease inside the 1954 Act
- Outside seating STPP
- Premises Licence in place
- Fully Fitted to good standard

Abandon Ship, 63 Neal Street, London, WC2

Summary

Available Size	830 sq ft
Passing Rent	£80,000 per annum
BER Rating	Upon enquiry

Description

The property is fully fitted and arranged over Ground Floor and basement as a restaurant/bar. ground floor seating is for approximately 40 covers, together with a bar area. The basement has a fully fitted kitchen with extraction, together with customer toilets and ample storage space. There is also space for tables and chairs on the front terrace subject to the necessary licence being granted by Camden Council.

Location

The premises are prominently located in the ‘Seven Dials’ area of Covent Garden, with very good footfall 7 days a week. The immediate vicinity is occupied by scores of independent and chain retailers and is a short walk away from Covent Garden underground station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	500	46.45
Basement	330	30.66
Total	830	77.11

Tenure

We are offering an assignment of the current lease granted for 20 years from October 2021, inside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

£80,000 per annum exclusive.

Premium

Offers Invited

VAT

May be applicable to the premium and rent.

Licence

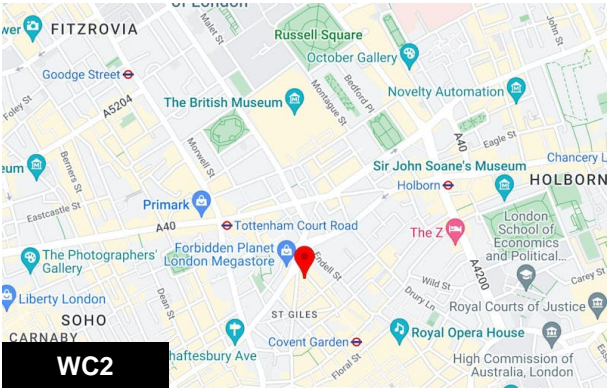
A premises licence permitting the sale of alcohol from 10am until midnight Monday to Saturday and from mid day to 11.30pm on Sunday, with standard restaurant conditions.

Confidentially

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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