



Marylebone

London, W1U

Highly Confidential - High End Marylebone Restaurant Premises - Fully Fit To A Very High Standard - Lease For Sale

4,330 sq ft
(402.27 sq m)

- Large and Professionally fit Kitchen
- Extremely High End Fit Out Throughout
- Private Forecourt Seating for 26
- Prominent Location in Marylebone

Marylebone, London, W1U

Summary

Available Size	4,330 sq ft
EPC Rating	Upon enquiry

Description

Fully Fit as high end Michelin style restaurant and laid out to accommodate approximately 80 covers on ground floor that benefits from very high ceiling. Basement consists of large kitchen and has a number of vaults that are currently being used for storage although could easily be used as seating to maximise the covers.

Location

Located in a prime location in Marylebone

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,700	157.94
Mezzanine	200	18.58
Basement	1,550	144
Basement - Vaults	500	46.45
Outdoor - Forecourt	380	35.30
Total	4,330	402.27

Tenure

We are offering an assignment of the current lease granted for an original term of 25 years commencing 25th December 2014 subject to five yearly rent reviews. The lease is drawn inside The Landlord and tenant Act 1954.

Passing Rent

£375,000pax

Premium

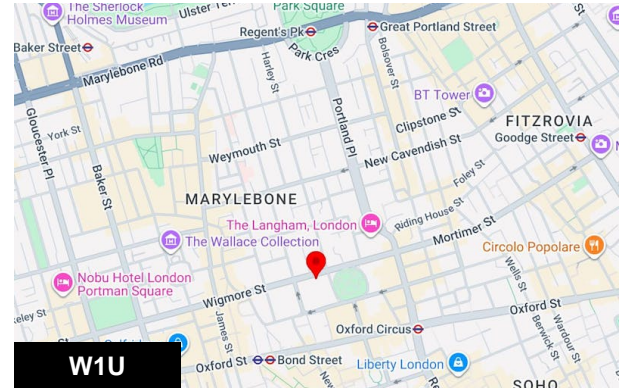
Upon Application

Confidentiality

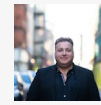
These premises are highly confidential and full details will only be given upon application by email or phone. In all Circumstances staff are not to be approached and all communications are to be carried out through CDG Leisure.

Holding Deposit

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



Viewing & Further Information



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