

LOW RENT



**Berwick Street**

Soho, W1F

## Prime Soho Restaurant with Outside Seating

**780 sq ft**  
(72.46 sq m)

- Fully Fitted Turnkey Operation
- High Footfall Location
- Outside Seating
- Protected Lease
- Light Kitchen Extraction

# Berwick Street, Soho, W1F

## Summary

Available Size	780 sq ft
EPC Rating	Upon enquiry

## Description

A lovely little cosy restaurant fully fitted out with circa 36 covers divided equally over the ground floor and basement. There is a small kitchen in the basement with light ventless extraction together with WC facilities and plenty of storage space.

## Location

The premises is located on a very busy spot on Berwick Street in the heart of Soho with very high footfall every day of the week at all times. Transport links are excellent with Oxford Circus and Piccadilly Tube stations being a short walking distance from the premises.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	330	30.66
Basement	450	41.81
<b>Total</b>	<b>780</b>	<b>72.47</b>

## Tenure

Assignment of the existing FRI lease which expires in December 2030, and is contracted inside the security provisions of the Landlord & Tenant Act 1954.

## Rent

£48,000 per annum exclusive.

## Premium

On Application.

## VAT

All prices quoted may be subject to VAT if applicable.

## Planning/Licence

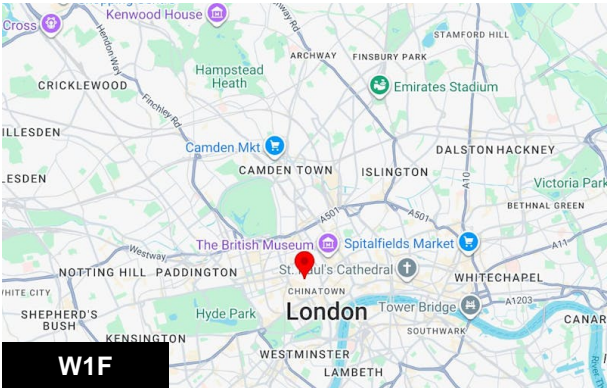
The premises benefit from E class planning use with a premises licence which allows for sale of alcohol with table meals with the following days & hours. Monday to Saturday: 11:00 to 23:30 - Sunday: 12:00 to 22:30.

## Confidentiality

This letting 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 which will allow a period of exclusivity and will be held in the CDG Leisure client account.



## Viewing & Further Information



**Salvatore Di Natale**

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