



## Litchfield Street

London, WC2H

**Fully Fitted Covent Garden  
Restaurant - Quirky Space  
Split into a number of Dining  
Areas - Seating over Ground  
and Basement**

**1,600 sq ft**  
(148.64 sq m)

- Prime Covent Garden Location
- Fully Fitted with Kitchen and Full Extraction
- Licensed until 12am
- New Lease Available
- Ideal for a number of Different Styles of Cuisine

# Litchfield Street, London, WC2H

## Summary

Available Size	1,600 sq ft
EPC Rating	Upon enquiry

## Description

The premises are fully fitted and laid out over ground floor and basement. the ground floor provides accommodation for approximately 35 covers and the basement houses the fully fitted kitchen plus accommodation for a further 30 covers.

## Location

Located on Litchfield Street in the heart of Covent Garden

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	700	65.03
Basement - Restaurant	900	83.61
<b>Total</b>	<b>1,600</b>	<b>148.64</b>

## Tenure

New Lease available for a term to be arranged subject to interval rent reviews

## Rent

Offers in excess of £90,000pax

## Premium

Offers in the region of £100,000 for the benefit of the lease, license and all fixtures and fittings

## VAT

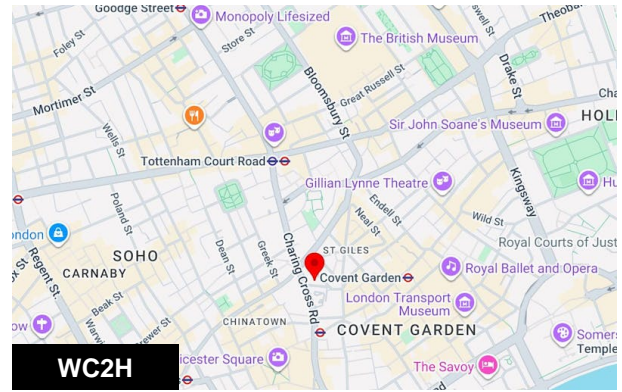
All figures quoted may be subject to VAT

## Holding Deposit

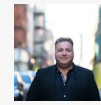
Upon agreement of a transaction we would request a holding deposit to be paid to CDG Leisure client account released upon completion of a transaction.

## Confidentiality

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



## Viewing & Further Information



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