



93 Euston Road

London, NW1 2RA

Fully Fitted Restaurant/Grab n Go Premises

1,100 sq ft
(102.19 sq m)

- Prominent High Street Location
- Laid out all over Ground Floor
- Fully Fitted
- Minutes from Kings Cross and Euston Stations
- Beautiful Glazed Frontage

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Summary

| | |
|----------------|--------------|
| Available Size | 1,100 sq ft |
| EPC Rating | Upon enquiry |

Description

The ground floor comprises a prominently situated restaurant unit with an extensive glazed frontage, providing strong street presence and excellent visibility to both vehicular and pedestrian traffic. The premises are fitted to a very high standard with open-plan dining areas, contemporary décor, and a fully equipped commercial kitchen designed for quick service restaurant operations.

Location

The premises occupies a prominent position on the Euston Road with very high footfall at all times of the day, 7 days a week. It is situated within walking distance of both Kings Cross and Euston stations, and close to operators such as Pret, Pizza Express and Starbucks.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Ground | 1,100 | 102.19 |
| Total | 1,100 | 102.19 |

Tenure

An assignment of the existing FRI lease expiring in July 2037, subject to 5 yearly rent reviews. It is understood that the lease is granted outside the L&T act 1954.

Rent

Currently £65,000 per annum exclusive.

Premium

Offers invited.

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning

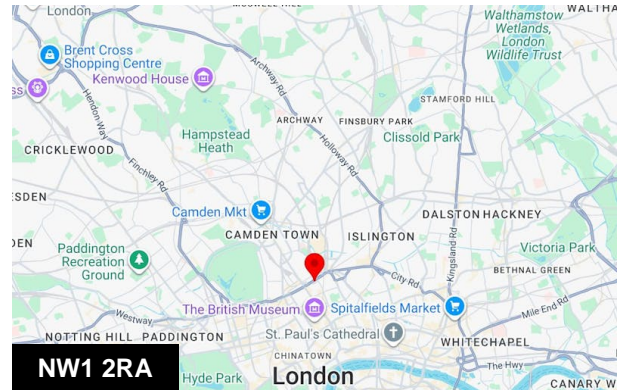
The premises benefit from E Class planning.

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.

Confidentiality

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



Viewing & Further Information



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