



Tottenham Street

Fitzrovia, W1T

Prime Restaurant off Tottenham Court Road

1,700 sq ft
(157.94 sq m)

- Prominent Doubled Fronted Unit
- Good pedestrian footfall at all times
- Full Kitchen Extraction
- Alcohol Licence in Place
- Long Lease

Tottenham Street, Fitzrovia, W1T

Summary

Available Size	1,700 sq ft
EPC Rating	Upon enquiry

Description

The Restaurant is fully fitted out to a very good standard entirely over the ground floor with full kitchen extraction. The seating capacity is approximately 60 covers and also benefits from outside seating on the front terrace.

Location

Prominently located on Tottenham Street in Fitzrovia, moments away from the hustle and bustle of Tottenham Court Road and is around the corner from Goodge Street Tube station. Nearby operators include Costa Coffee, KFC, Pret a Manger, Rymans, Pastation, CEX and Holland & Barrett.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,400	130.06
Mezzanine	300	27.87
Total	1,700	157.93

Tenure

A FRI lease which expires in June 2031 with 5 yearly rent reviews, and is contracted outside the security provisions of the Landlord & Tenant Act 1954. There is a possibility of a lease extension at the Landlord's discretion.

Rent

Currently £65,000 per annum exclusive.

Premium

Offers in excess of £60,000.

VAT

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

Planning/Licence

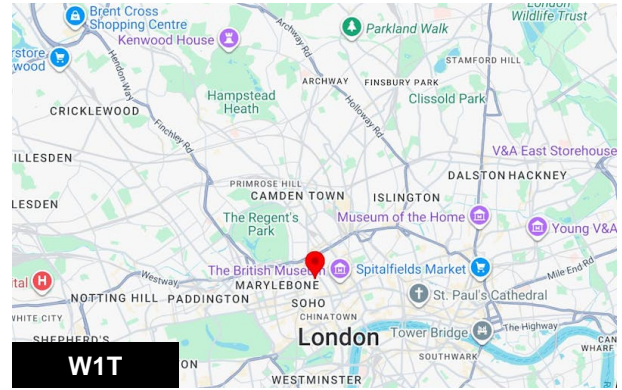
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

Confidentiality

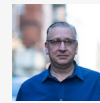
Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

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

07989 471288

salvatore@cdgleisure.com