



34-43 Russell Street/Crown Lane

London, WC2B 5HA

**Beautifully Fit Out
Restaurant / Bar Premises
Beneath The Amano Hotel
in Covent Garden - Late
License and Forecourt
Seating - New Lease!**

5,500 sq ft
(510.97 sq m)

- Extremely High End Fit Out
- Theatre Style Kitchen
- Late License
- New Lease Available
- Corner Location
- 141 Bed Hotel Above

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Summary

Available Size	5,500 sq ft
EPC Rating	Upon enquiry

Description

The premises are laid out over ground floor only and fully fitted to a very high standard, laid out to accommodate 150 covers around a theatrical style show kitchen. No expense has been spared on this fit out and would suit a variety of high end party style restaurateurs. Beneath the luxury Amano hotel that has 141 keys with a 95% plus occupancy rate.

Located on a corner therefore having space for outside seating along the front on Crown Lane.

The operator would be providing breakfast to the hotel rooms at a revenue agreed with the hotel and if needed have the availability to use a lower ground bar and a rooftop bar for exclusive events.

Location

Located on the corner of Russell Street and Crown Lane close to its junction with Drury Lane in the heart of Covent Garden close to many other restaurants, bars and theatres.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	5,500	510.97
Total	5,500	510.97

Tenure

New Lease available for a term to be arranged

License

Allowing the sale of alcohol until 1am Mon - Thurs, 1.30am Fri and Sat and 12am Sundays

Rent

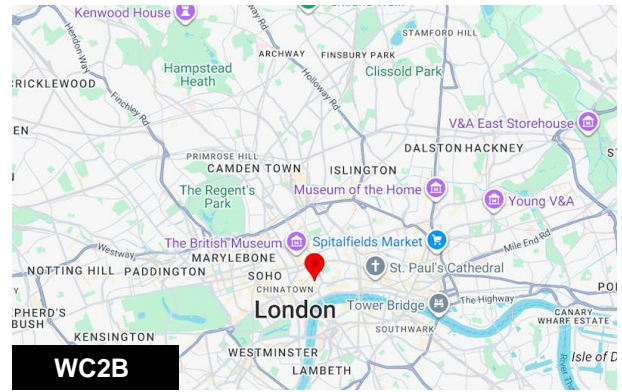
Upon Application

Holding Deposit

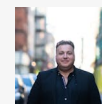
A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

All of the information and detail in this document is of a confidential nature and under no circumstance is a direct approach to be made to any of the staff within the premises.



Viewing & Further Information



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