



Cleveland Street

London, W1T

Fully Fitted Restaurant in Prime Fitzrovia Location

1,200 sq ft
(111.48 sq m)

- High End Fit Out
- 50 covers on Ground Floor
- Glass Atrium Style Roof
- Busy Fitzrovia Location
- Low Passing Rent!

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Summary

Available Size	1,200 sq ft
EPC Rating	Upon enquiry

Description

The premises are fully fitted to a high standard and laid out over ground floor and basement with 45-50 covers on ground plus a bar mostly housed under a atrium style glassed roof. The basement consists of kitchen, storage and toilets.

The premises have been well maintained and are in good condition.

Location

Located on Cleveland Street in Fitzrovia close to many other restaurants and bars. The location sees plenty of passing trade and is a well known restaurant destination.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	700	65.03
Basement - Restaurant	500	46.45
Total	1,200	111.48

Tenure

An assignment of the existing lease with approx 12.5 years left to run subject to 5 yearly rent reviews - the next one being in approximately 2.5 years.

Passing Rent

£43,000pax

License

Alcohol license until 11pm every day of the week subject to standard restaurant conditions

Premium

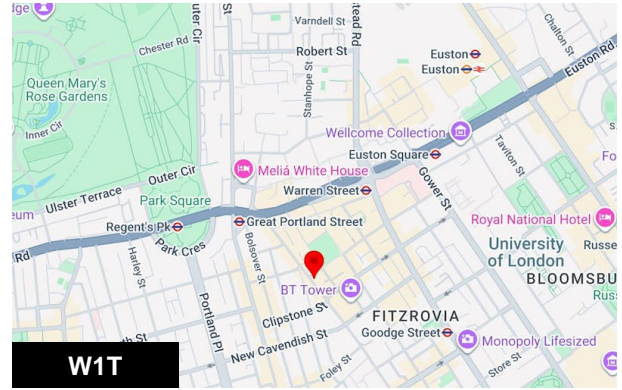
Offers in the region of £100,000 for the benefit of the leasehold interest, license and all fixtures and fittings.

Holding Deposit

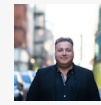
A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

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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