cdg leisure
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To Let



135 Strand

London, WC2R 1HH

Huge Frontage on Busy Central London Junction - Waterloo Bridge - Fully Fitted Unit Prime WC2

2,000 sq ft

(185.81 sq m)

- Fully Fitted as Sit Down/Takeaway Premises
- High Footfall Location
- Huge Glazed Frontage
- Outside Seating
- Light Extraction in Place

135 Strand, London, WC2R 1HH

Summary

Available Size	2,000 sq ft
EPC Rating	Upon enquiry

Description

Fully fitted as a Leon sit down and takeaway premises laid out over ground floor with approx 25 covers plus large servery. Basement is mainly ancillary with toilets, storage and back of house including prep kitchen areas. There is space for approximately 12 covers outside along the front of the premises.

Location

Located in the heart of Covent Garden on London's very busy Strand as you enter the walkway on Waterloo Bridge. Lots of passing trade every day at all hours of the day.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	700	65.03
Basement - Ancillary	1,300	120.77
Total	**2,000**	**185.80**

Tenure

An assignment of the existing full repairing and insuring lease granted for a term of 15 years from 01/04/22 subject to five yearly rent reviews. The Lease is drawn outside the Landlord and Tenant Act 1954.

Passing Rent

£120,000pax (There may be a concession available until April 2027).

Premium

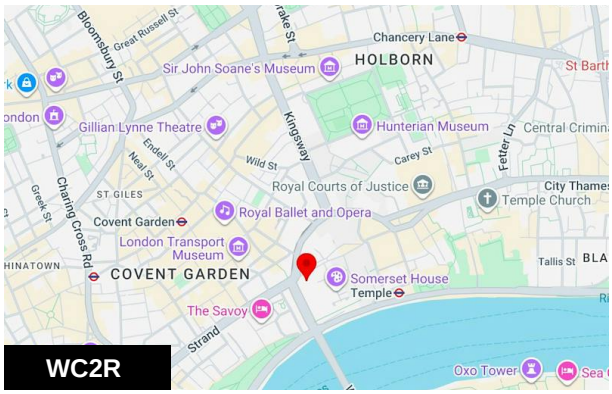
Upon Application

Holding Deposit

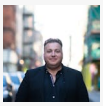
A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

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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