



SUB-LEASE WITH LOW RENT

86 Cleveland Street

Fitzrovia, W1T 6NQ

W1 Corner Restaurant with Outside Seating

630 sq ft
(58.53 sq m)

- Fully Fitted Turnkey Operation
- Good Passing Trade
- Outside Seating
- Close to Transport Links
- Light Kitchen Extraction

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Summary

Available Size	630 sq ft
EPC Rating	Upon enquiry

Description

The premises are currently fitted out as an Italian Restaurant & Wine Cellar over the ground floor and basement premises are arranged to accommodate approximately 24 covers plus additional external seating for 24 people to the front of the premises. The kitchen is located in the basement along with seating in the wine cellar, storage and customer toilets.

Location

The premises are situated on Cleveland Street on the junction of Grafton Way in the heart of Fitzrovia and a short walk to the busy Euston Road. The area benefits from good all day trade every day of the week. Nearby operators include Efes, Passyunk Avenue Restaurant and the George & Dragon Pub to name a few of the many restaurants, bars and cafés in the immediate area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	380	35.30
Basement	250	23.23
Total	630	58.53

Tenure

We will be offering a sub-lease lease for a maximum term of 18 years which will be drawn outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Asking Rent

£35,000 per annum exclusive.

Premium

Offers Invited.

VAT

All prices quoted may be subject to VAT if applicable.

Planning/Licence

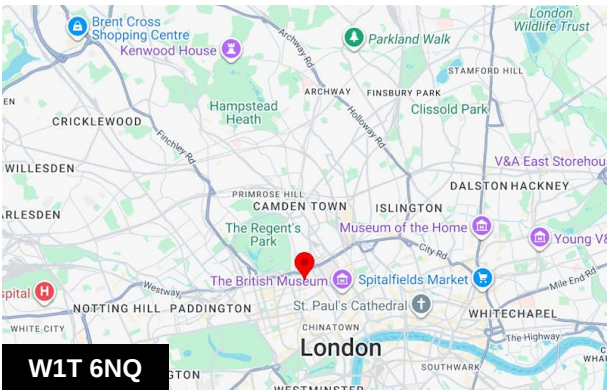
The premises benefit from E Class use, with a premises licence to serve alcohol with table meals until Midnight from Monday to Saturday and 10.30pm on Sunday. There are NO restrictions on closing times.

Confidentiality

This letting is 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



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