



Fitzrovia W1

Fully Fitted Restaurant with Extract, London, W1Y

Fully Fitted Restaurant in Fitzrovia W1

1,190 sq ft
(110.55 sq m)

- Beautifully Fitted Out to High Standard
- Full Kitchen Extraction
- Tenant Friendly Lease
- Premises Licence in Place
- Great Transport Links

Fitzrovia W1, Fully Fitted Restaurant with Extract, London, W1Y

Summary

Available Size	1,190 sq ft
Passing Rent	£55,000 per annum
EPC Rating	Upon enquiry

Description

The premises are currently fitted out as a Modern Restaurant over the ground floor and basement premises and arranged to accommodate approximately 50 covers plus additional external seating for 4 people on the forecourt. The show kitchen is located on the ground floor and also has a kitchen in the basement along with storage and customer toilets.

Location

The premises are situated just off Charlotte Street in the heart of Fitzrovia and close to both Goodge Street and Tottenham Court Road. The area benefits from strong all day trade every day of the week. Nearby operators include Norma, Icco Pizza, Carousel, The Charlotte Street Hotel, and the Fitzroy Tavern, 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	760	70.61
Basement	430	39.95
Total	1,190	110.56

Tenure

An assignment of the existing full repairing and insuring lease for a term of 15 years expiring in December 2035, which is drawn inside the security of tenure provisions of the Landlord and Tenant Act 1954 part 2 as amended.

Passing Rent

£55,000 per annum exclusive.

Premium

On Application.

VAT

All prices are quoted may be subject to VAT if applicable.

Planning/Licensing

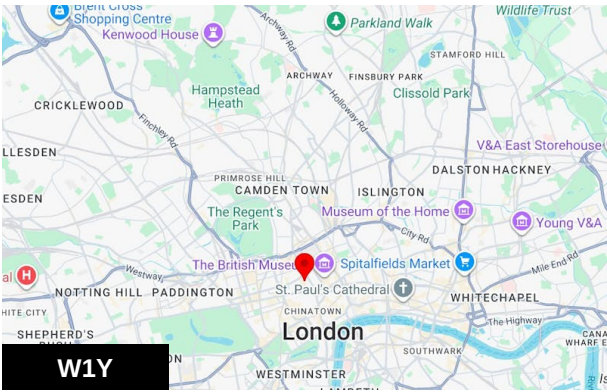
The premises benefit from E class planning use class, along with a premises licence which allows for sale of alcohol with the standard restaurant hours and conditions.

Holding Deposit

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

Confidentiality

This sale is highly confidential and under no circumstances should a direct approach



Viewing & Further Information



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