



Wellington Street

London, WC2

## Prime Covent Garden Restaurant with Outdoor Seating

**850 sq ft**  
(78.97 sq m)

- Prime Covent Garden Location
- Moments from Underground Station
- Beautiful Fitout
- Rarely Available
- Suitable for a Variety of Uses

# Wellington Street, London, WC2

## Summary

Available Size	850 sq ft
EPC Rating	Upon enquiry

## Description

The premises is currently fitted out as a modern Restaurant equipped with internal 'reco-air' extraction system. Currently laid out for 16 internal and 4 seats external covers.

## Location

The property is located in the heart of Covent Garden, situated amongst a multitude of both local and national F&B and retail operators. and is a short walk away from Covent Garden tube station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	400	37.16
Basement	450	41.81
<b>Total</b>	<b>850</b>	<b>78.97</b>

## Tenure

A FRI lease which expires in September 2032 with 5 yearly rent reviews and is contracted outside the security provisions of the Landlord & Tenant Act 1954.

## Current Rent

£75,000 per annum exclusive, with a turnover rent provision of 9%, whichever is the greater.

## Premium

On Application.

## VAT

VAT may be applicable to the rent, premium and all other figures quoted.

## Planning/Licence

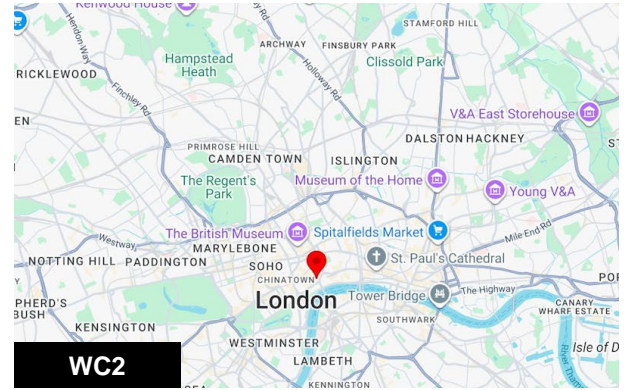
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

## Confidentiality

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



**Salvatore Di Natale**

07989 471288

salvatore@cdgleisure.com