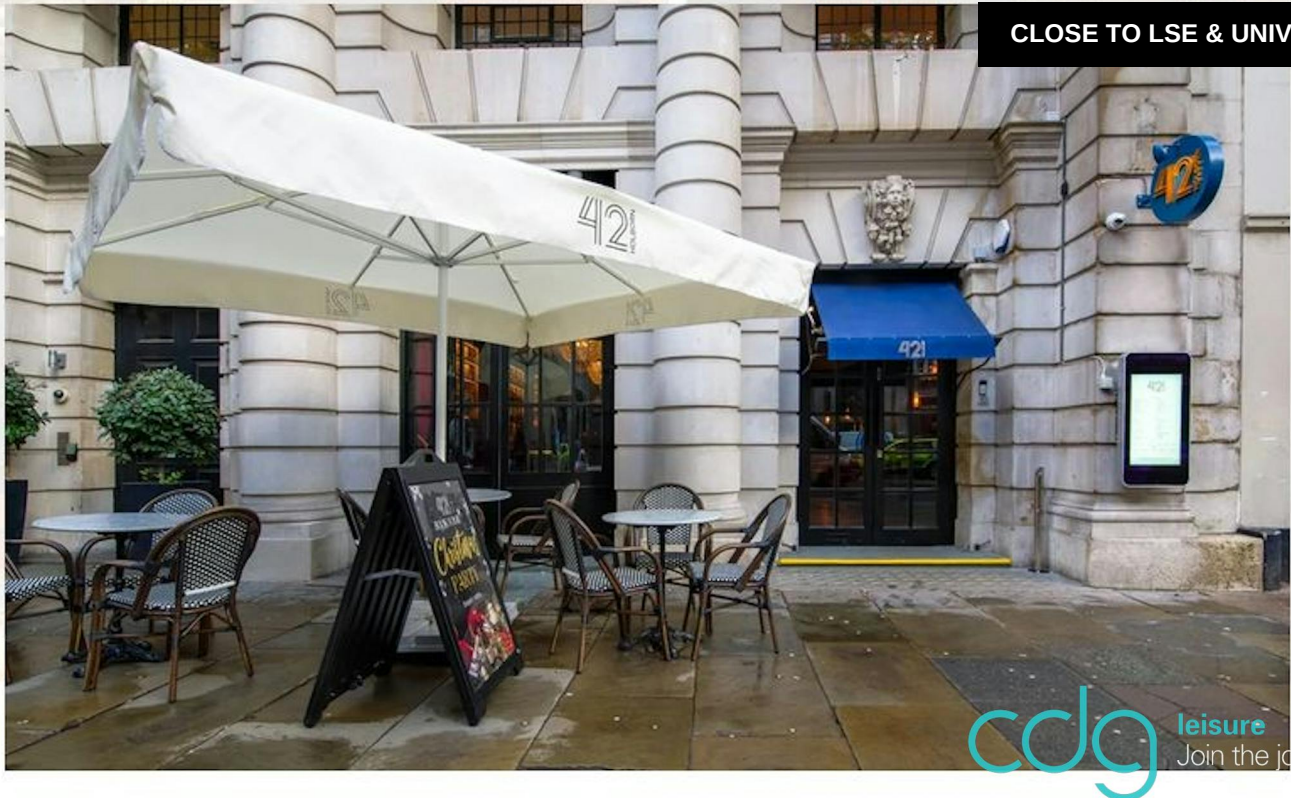




CLOSE TO LSE & UNIVERSITIES

42 Kingsway, Holborn

London, WC2B 6EY

Fully Fitted Restaurant on Kingsway WC2

4,000 sq ft
(371.61 sq m)

- High Footfall Location
- Beautifully Fitted Out
- Late Licence
- Close to LSE & King's College University Campuses
- Excellent Transport Links

42 Kingsway, Holborn, London, WC2B 6EY

Summary

Available Size	4,000 sq ft
EPC Rating	Upon enquiry

Description

The premises are fitted out as a high class restaurant with lovely high ceilings over the ground floor, mezzanine and basement with seating for approx. 95 covers internally with an additional 12 covers on the outside terrace. There is a fully fitted kitchen with full extraction and ample storage facilities and customer & staff toilet facilities within the premises.

Location

The unit is well located on Kingsway in Holborn, in immediate proximity to the London School of Economics (LSE) and sits right next to Lincoln's Inn Fields, London's largest public garden square. Situated a short distance from the heart of Covent Garden and London's vibrant Theatreland, creating strong evening footfall and a lively cultural atmosphere. The nearest tube station is Holborn which is a mere 2 minute walk away,

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,500	139.35
Lower Ground	1,500	139.35
Mezzanine	1,000	92.90
Total	4,000	371.60

Tenure

An assignment of the existing FRI underlease expiring on 25th December 2031 with the next rent review in December 2026. It is understood that the underlease is granted outside the securi

Current Rent

£155,000 per annum exclusive.

Premium

Offers in excess of £100,000.

VAT

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

Planning

The premises benefit from E Class Planning use.

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



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