



14 Charlotte Street

London, W1T 2LX

**Prime Fitzrovia Corner
Restaurant Available on A
New Lease With 20 covers
Forecourt Seating**

950 sq ft
(88.26 sq m)

- Prime Corner Presence
- Partially Fitted
- Outside Seating
- New Lease Available
- Fully Licensed

14 Charlotte Street, London, W1T 2LX

Summary

Available Size	950 sq ft
EPC Rating	Upon enquiry

Description

The premises have been trading as a Thai style restaurant for approx 20 years, laid out over ground floor and basement partially fitted with extraction and kitchen items all in situ. Ground floor caters for approximately 20 covers as does the basement. There is a further 20 covers outside the front of the restaurant all around the return frontage.

Location

Located on the corner of Charlotte Street and Windmill Street in Fitzrovia. One of the known restaurant streets with many other restaurants and bars in the vicinity including the Charlotte Street Hotel being directly opposite.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Restaurant	450	41.81	Available
Basement - Restaurant	500	46.45	Available
Total	950	88.26	

Tenure

New Lease available for a term by arrangement

Rent

Offers in excess of £110,000pax

VAT

VAT may be applicable to the rent

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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