



Kingsway

London, WC2B

Kingsway - Prime Restaurant/Grab & Go Opportunity

2,500 sq ft
(232.26 sq m)

- Great Location
- Excellent Fit Out
- Strong University and Office Population
- Lease INSIDE the 1954 Act
- Spacious Interior
- Large Pavement Seating Area

Kingsway, London, WC2B

Summary

Available Size	2,500 sq ft
EPC Rating	Upon enquiry

Description

The ground floor comprises a well-positioned restaurant unit, featuring a wide glazed frontage offering strong street presence and excellent visibility to passing traffic and pedestrians, as well as 20 external covers. Internally, the restaurant is fitted to a modern standard with open-plan dining, contemporary décor, and a fully equipped kitchen designed for efficient quick-service operation.

Location

The property occupies a prominent position on Kingsway, just moments from Holborn underground station. The area benefits from constant pedestrian flow from nearby offices, retail, and transport hubs, making it an ideal location for casual dining and grab-and-go operators. Nearby operators include Burger King, Honest Burgers, Blank Street Coffee, Simmons and JD Wetherspoon to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,000	92.90
Lower Ground	1,500	139.35
Total	2,500	232.25

Tenure

An assignment of the existing FRI lease expiring in January 2030, subject to 5 yearly rent reviews. It is understood that the lease is granted within the L&T Act 1954.

Passing Rent

£132,404 per annum exclusive.

Premium

Premium offers invited.

VAT

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

Planning

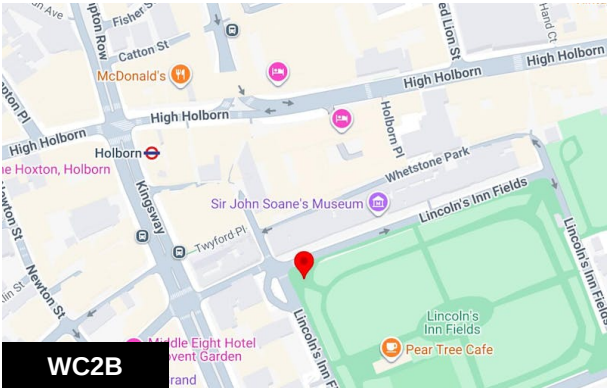
The premises benefit from E Class planning.

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.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



Viewing & Further Information



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