



## Wardour Street Cafe

London, W1F

### Prime Soho Cafe Premises - Lease For Sale

**1,000 sq ft**  
(92.90 sq m)

- Busy Location on Wardour Street
- Fully Fitted Cafe/Dessert Unit
- Good Lease

# Wardour Street Cafe, London, W1F

## Summary

|                |              |
|----------------|--------------|
| Available Size | 1,000 sq ft  |
| EPC Rating     | Upon enquiry |

## Description

The premises provide an attractive, well-configured ground floor trading space with customer seating, a prominent serving counter and ancillary basement accommodation, benefiting from an inviting frontage suited to a variety of concepts.

## Location

Situated on Wardour Street in the heart of Soho, surrounded by renowned restaurants, bars, theatres and entertainment venues, within walking distance of Tottenham Court Road, Leicester Square and Piccadilly Circus stations.

## Accommodation

The accommodation comprises the following areas:

| Name     | sq ft | sq m  |
|----------|-------|-------|
| Ground   | 500   | 46.45 |
| Basement | 500   | 46.45 |
| Total    | 1,000 | 92.90 |

## Tenure

Assignment of the existing lease expiring in April 2032 with the next rent review being April 2027. The lease is contracted outside the security provisions of the Landlord & Tenant Act 1954.

## Passing Rent

The current passing rent is £70,000 per annum exclusive.

## Premium

Offers in the region of £75,000 to include the leasehold interest, goodwill, fixtures and fittings (subject to inventory).

## VAT

All prices quoted may be subject to VAT if applicable.

## Planning

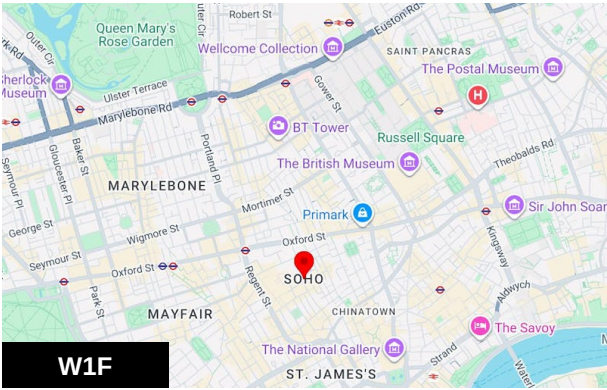
The premises benefit from Class E planning use.

## Confidentiality

Highly confidential, staff are unaware and must not be approached.

## Holding Deposit

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



## Viewing & Further Information



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