



21 Bateman Street

London, W1D 3AL

Fully Fitted Small Prime Soho Restaurant

450 sq ft
(41.81 sq m)

- Heart of Soho
- Fully fitted and trading
- Fair passing rent
- High Footfall location

21 Bateman Street, London, W1D 3AL

Summary

Available Size	450 sq ft
Passing Rent	£51,000 per annum
Premium	£120,000
Rates Payable	£16,372.50 per annum Applicants should make their own enquiries
Rateable Value	£29,500
Service Charge	N/A
EPC Rating	B (39)

Description

A compact and popular Greek street-food restaurant arranged over the ground floor. The premises are fully fitted with full extraction and an open kitchen, with a prep area and sink to the rear. The restaurant offers seating for approximately 20 covers, in a busy and well-established Soho location.

Location

Situated on Bateman Street in the heart of Soho, this property sits at the centre of one of London's most iconic dining and leisure destinations. Steps from Old Compton Street and Frith Street. Well connected via Tottenham Court Road and Leicester Square Underground stations, the property offers strong visibility and consistent passing trade in one of the most enduring hospitality postcodes in London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	450	41.81	Available
Total	450	41.81	

Viewings

The site is still trading and the sale is strictly confidential so all viewings must be arranged via CDG Leisure.

Terms

An assignment of the existing lease for a term of 5 years commencing March 2026. The lease is protected under the Landlord and Tenant Act 1954, with the current tenant having been in occupation for more than 10 years.

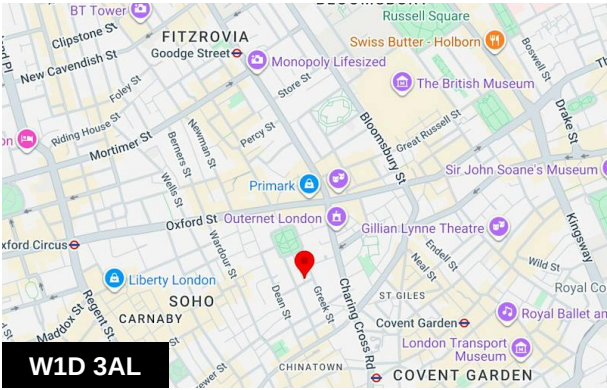
We are guiding premium offers in the region of £120,000 for the leasehold interest, good will, fixtures and fittings.

Licence

The premises has a standard restaurant alcohol licence until 23:30 Monday to Thursday, midnight Friday and Saturday, and 22:30 on Sunday.

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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