



**PRIME
WEST END**
RESTAURANT
OPPORTUNITY

17 WARDOUR STREET LONDON W1

WEST END RESTAURANT OPPORTUNITY

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Wardour Street is at the centre of a unique and vibrant restaurant district in the heart of **London's West End**. Bordered by **Soho, Covent Garden, Chinatown** and **Leicester Square**, it draws upon its very many different personalities. The area is not only a must visit destination for international and domestic tourists but is the Londoners entertainment and dining destination of choice. Home to the newest and most cutting edge venues. It is core Theatreland and is surrounded by a number of important hotels such as **W London, The Soho Hotel** and **Dean Street Townhouse**, members clubs such as **Soho House** and **Century** and restaurants including **The Ivy, L'Atelier, Quo Vadis, Hix** and **La Bodega Negra**. The shopping districts of **Covent Garden, Carnaby** and **Regent Street** are also close by.

The area has benefitted greatly from the recent £15m redevelopment of **Leicester Square** - which has the highest footfall in Europe with over 240,000 people passing through the area daily, and is regarded as Europe's leading cinema premiere location.

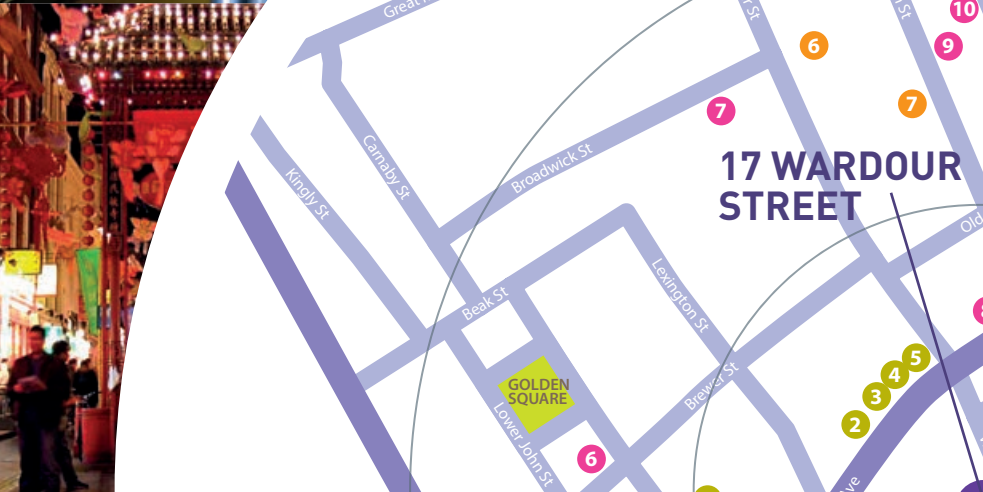
Street improvement works have recently been undertaken in Wardour Street and the street is now fully pedestrianized between noon midnight, with loading permitted between 7am and noon daily. This has given rise to the possibility for some external seating (subject to planning and Westminster pavement licence).

This prime unit on **Wardour Street** offers the opportunity to create a dramatic presence in one of the West End's most vibrant dining destinations.



17 WARDOUR STREET
LONDON W1

Prime restaurant opportunity
at the heart of the West End



RESTAURANTS AND BARS

- 1 **The Ivy**, West Street
- 2 **L'Atelier**, West Street
- 3 **Experimental Cocktail Club**, Gerrard Street
- 4 **Criterion**, Piccadilly
- 5 **Brasserie Zedel**, Sherwood Street
- 6 **Hix**, Brewer Street
- 7 **Yauatcha**, Broadwick Street
- 8 **Century Club**, Shaftesbury Avenue
- 9 **Quo Vadis**, Dean Street
- 10 **Arbutus**, Frith Street
- 11 **L'Escargot**, Greek Street
- 12 **La Bodega Negra**, Old Compton Street
- 13 **J Sheekey**, St Martin's Court
- 14 **Soho House**, Greek Street



HOTELS

- 1 One Leicester Street, Richmond Mews
- 2 W Hotel, Wardour Street
- 3 Haymarket Hotel, Suffolk Place
- 4 Le Meridien, Piccadilly
- 5 Café Royal, Regent Street
- 6 Soho Hotel, Richmond Mews
- 7 Dean Street Townhouse, Dean Street
- 8 Z Hotel, Moor Street
- 9 St Martins Lane Hotel, St Martins Lane

THEATRES/ATTRACTIONS

- 1 Piccadilly Theatre
- 2 Lyric Theatre
- 3 Apollo Theatre
- 4 Gielgud Theatre
- 5 Queen's Theatre
- 6 Ronnie Scotts
- 7 Palace Theatre
- 8 The New Ambassadors Theatre



- 9 St Martin's Theatre
- 10 Cambridge Theatre
- 11 Coliseum
- 12 Duke of Yorks' Theatre
- 13 Garrick Theatre
- 14 Wyndhams Theatre
- 15 Hippodrome Casino
- 16 Leicester Square Theatre

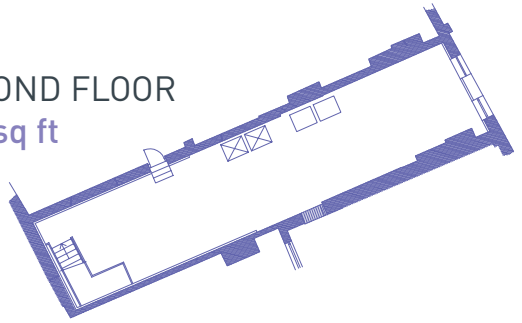
- 17 Theatre Royal
- 18 Her Majesty's Theatre
- 19 Haymarket Cinema
- 20 National Gallery
- 21 Empire Cinema
- 22 Odeon West End Cinema
- 23 Prince of Wales Theatre
- 24 Criterion Theatre

ACCOMMODATION

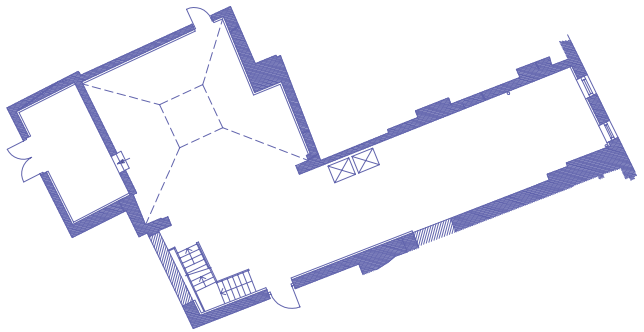
The restaurant has the following approximate net internal floor areas:

BASEMENT	12 sq m / 130 sq ft
GROUND FLOOR	155 sq m / 1,665 sq ft
FIRST FLOOR	147 sq m / 1,586 sq ft
SECOND FLOOR	80 sq m / 858 sq ft
TOTAL	394 sq m / 4,239 sq ft

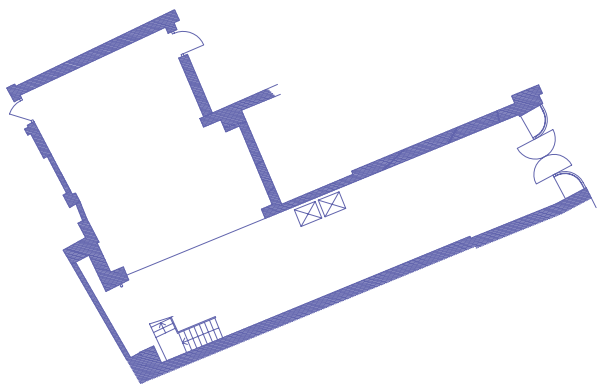
SECOND FLOOR
858 sq ft



FIRST FLOOR
1,586 sq ft



GROUND FLOOR
1,665 sq ft



BASEMENT
130 sq ft



AVAILABILITY

This unit will be available for handover in May 2014. It will be delivered in shell condition with shop front in situ.

TENURE

The restaurant is available by way of a new FRI lease for a term to be agreed, contracted outside of the security of tenure and compensation provisions of the Landlord Landlord & Tenant Act 1954 Part II (as amended).

Our clients will look for some turnover participation to be offered by the tenant. Further details upon request.

RENT

Upon application.

SERVICE CHARGE

There will be a Building and Estate Service Charge. Details upon application.

PLANNING

The restaurant benefits from A3 planning.

LICENCE

A restaurant premises licence has been applied for permitting the sale of alcohol with food between the hours of 10am-1am Monday to Saturday and 10am-midnight on Sundays.

RATES

To be confirmed. Interested parties are advised to make their own enquiries with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available following completion of the landlords works currently being undertaken.

LEGAL COSTS

Each party is to bear its own legal costs.

VIEWING

Strictly by appointment through the sole agent.

FOR FURTHER INFORMATION CONTACT:



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