



61 Rupert Street, London, W1D 7PW

Location

The premises are located on Rupert Street in Soho, between Brewer Street and Shaftesbury Avenue. Soho has a vibrant late-night market, benefits from a high footfall of office workers, tourists and residents and is a popular 7-day trading location throughout the daytime and evenings. Street Food Union's Rupert Street Market and Soho Vegan Market, Piccadilly Station and Leicester Square Station are located close by.

For a better understanding of the location please review [Google Street View](#)

Description

The premises occupy an attractive single-fronted unit and are arranged over ground floor and basement. The restaurant is fully fitted to a high standard and comprises a bar and dining area and WC's at ground floor. The basement consists of storage, managers office and kitchen.

We understand the approximate Gross Internal Area to be:

Ground Floor	46 sq m	495 sq ft
Basement	65 sq m	700 sq ft
Total	111 sq m	1,195 sq ft

Tenure

The premises are available on a new 16 year effective FRI lease subject to four yearly rent reviews, subject to RPI indexation. Rent on application. The premises are available with vacant possession from 31 July.

Planning

The premises benefit from A3 restaurant use.

Licensing

The premises benefit from a premises licence allowing the sale of alcohol at the following times:

Monday to Saturday	10.00am to 01.00am
Sunday	12.00pm to 23.30am

Further Details

An EPC has been commissioned and can be arranged request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: dcl.co.uk

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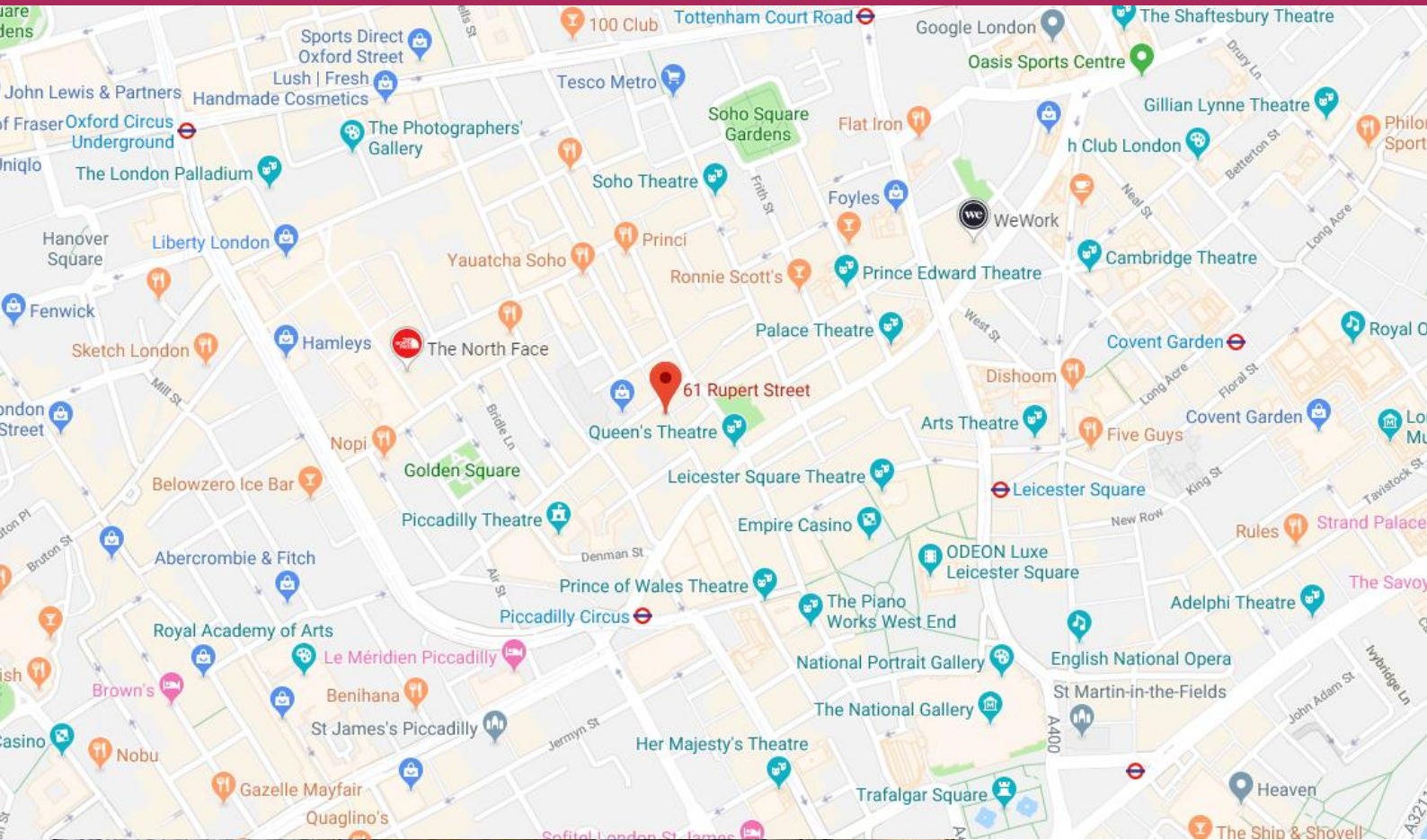
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A3 FULLY FITTED PREMISES TO LET, SOHO W1

1,195 SQ FT RESTAURANT WITH LATE LICENCE



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