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## WELLINGTON STREET WC2

PRIME A1 FOOD RETAIL OPPORTUNITY IN COVENT GARDEN'S FOOD QUARTER; OPPOSITE NEW BALHAZAR RESTAURANT FROM NEW YORK & THE LONDON FILM MUSEUM (COVENT GARDEN) OPENING WINTER 2011

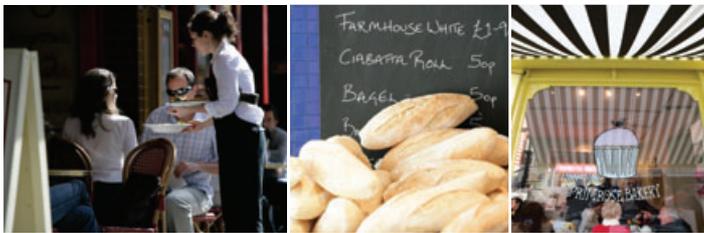


OPERA QUARTER

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# The Opera Quarter is Covent Garden's food quarter; an area dedicated to niche food retailing and high quality restaurants, cafés and bars set in a cluster of seventeenth and eighteenth century streets opposite the Royal Opera House and Piazza in the heart of Theatreland.

Innovative food retailers such as *Hope & Greenwood*, *Primrose Bakery* and *Teapod* will shortly be joined by new concepts. The *Opera Tavern*, new to Catherine Street, is the third site from the owners of *Salt Yard* and *Dehesa*, joining the existing high concentration of restaurants and bars including *Hi Sushi*, *PJ's*, *Christophers* and *Sophie's Steakhouse*.



## Accommodation

The unit is situated on a busy stretch of Wellington Street, between Boulevard Brasserie and Café Rouge and opposite the Flower Cellars, which will house the London outpost of internationally-acclaimed restaurant Balthazar from New York, to be run by Caprice Holdings, together with a new cultural concept from the London Film Museum. It comprises the following approximate gross floor areas:

Ground Floor	715 sq ft	(66 sq m)
Basement Store	700 sq ft	(65 sq m)
<b>Total</b>	<b>1,415 sq ft</b>	<b>(131 sq m)</b>

## Tenure

The unit is available by way of a new FRI lease for a term to be agreed.

## Planning

The unit benefits from A1 planning.

## Legal Costs

Each party is to bear its own legal costs.

## Viewing

Strictly by appointment through joint agents.

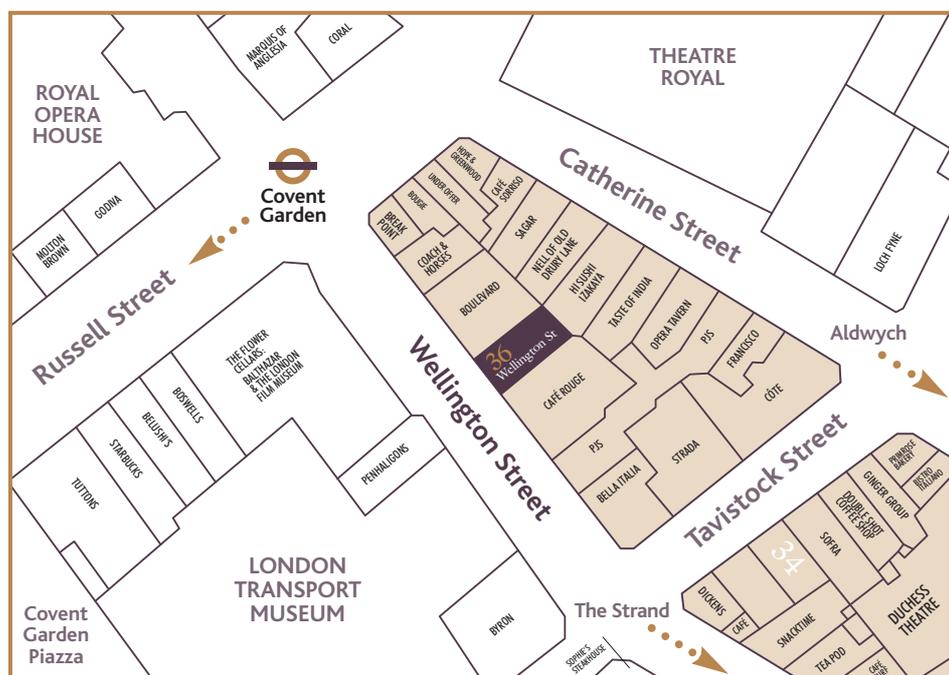
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