

PRIME
RESTAURANT
AND BAR
OPPORTUNITY

ROCKSALT

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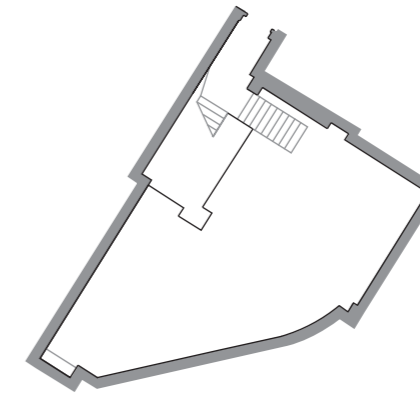
No 4 UPPER ST MARTIN'S LANE
COVENT GARDEN, LONDON WC2

The unit which previously traded as **Kyashii**, is situated on **Upper St Martin's Lane**, the gateway through to **Seven Dials**. This is an area which has changed considerably in recent years. It has been home to a host of London coveted restaurants such as **The Ivy**, **J Sheekeys** and **L'Atelier de Joel Robuchon**, and has been enhanced by the development of **St Martin's Courtyard** which sits directly opposite, which includes **Jamie's Italian**, **Dishoom**, **Bills Produce Store** and **Dalla Terra** to name but some.

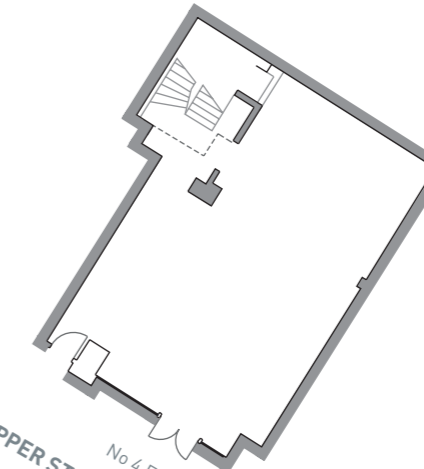
The area is very well supported by transport with both **Leicester Square** and **Covent Garden** underground stations close at hand.

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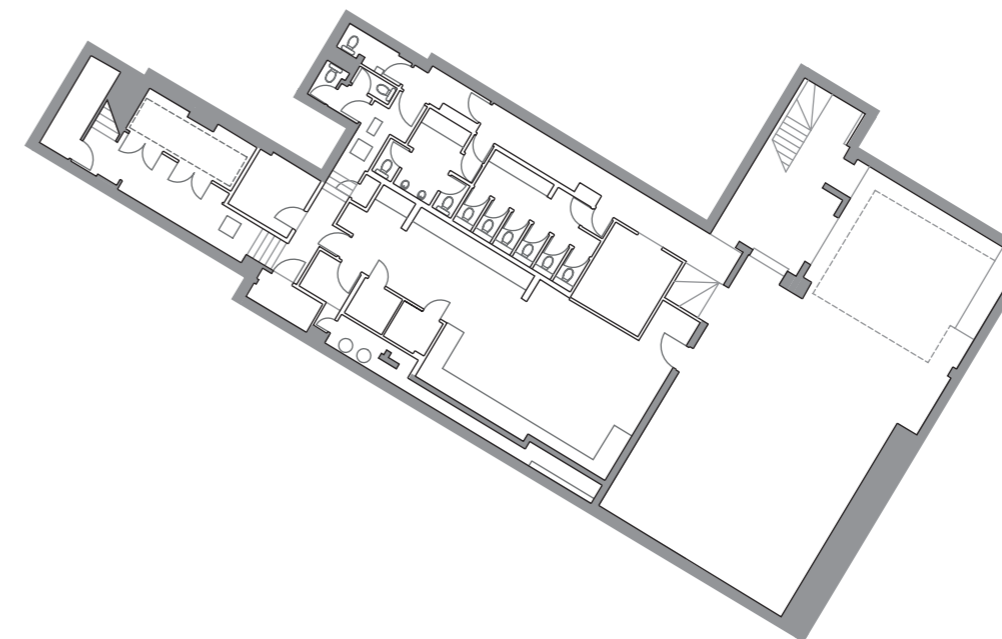
MEZZANINE
907 sq ft



GROUND FLOOR
1,248 sq ft



BASEMENT
3,569 sq ft

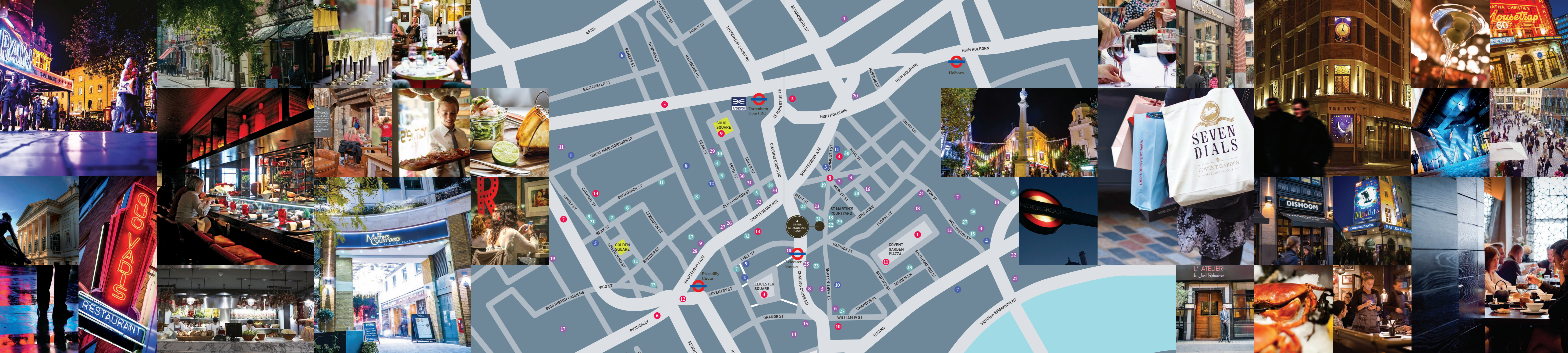


The restaurant and bar provides the following Gross internal floor area:

GROUND FLOOR	1,248 sq ft	116 sq m
MEZZANINE	907 sq ft	84 sq m
BASEMENT	3,569 sq ft	331.5 sq m
TOTAL	5,724 sq ft	531.5 sq m

The unit has been stripped back ready to take individual operators shopfitting. Considerable monies had been spent by the previous operators on the M&E in terms of kitchen extract duct and air conditioning units which have been left in situ together with a very well appointed kitchen.

FLOOR PLANS



RESTAURANTS AND BARS

- 1 L'Escargot, Greek Street
- 2 Polpo, Beak Street
- 3 Burger & Lobster, Dean Street
- 4 Quo Vadis, Dean Street
- 5 Soho House, Greek Street
- 6 Vinoteca, Beak Street
- 7 Spice Market at the W Hotel, Wardour Street
- 8 Wahaca, Wardour Street
- 9 Wright Brothers Soho, Kingly Court
- 10 Arbutus, Frith Street
- 11 Yauatcha, Broadwick Street
- 12 Hix, Brewer Street
- 13 Brasserie Zedel, Sherwood Street
- 14 La Bodega Negra, Old Compton Street
- 15 Christopher's, Wellington Street
- 16 The Delaunay, Aldwych
- 17 Bocca di Lupo, Archer Street
- 18 Dishoom, Upper St Martin's Lane
- 19 Kopapa, Monmouth Street
- 20 Hawksmoor, Langley Street
- 21 Dehesa, Kingly Street
- 22 Jamie's Italian, Upper St Martin's Lane
- 23 J Sheekey, St Martin's Court
- 24 L'Atelier de Joel Robuchon, West Street
- 25 Les Deux Salons, William IV Street
- 26 Mishkins, Catherine Street
- 27 Opera Tavern, Catherine Street
- 28 Rules, Maiden Lane
- 29 Bills, Slingsby Place
- 30 The Diner, Neal Street
- 31 The Ivy, West Street
- 32 Experimental Cocktail Club, Gerrard Street

HOTELS

- 1 Courthouse Doubletree by Hilton, Marlborough Street
- 2 W Hotel, Wardour Street
- 3 Mercer Street Hotel, Mercer Street
- 4 One Aldwych Hotel, Aldwych
- 5 Sanctum Soho Hotel, Warwick Street
- 6 Sanderson Hotel, Berners Street
- 7 Savoy, Strand
- 8 Soho Hotel, Richmond Mews
- 9 St John Hotel, Leicester Street
- 10 St Martin's Lane, St Martin's Lane
- 11 Covent Garden Hotel, Monmouth Street
- 12 Dean Street Townhouse, Dean Street

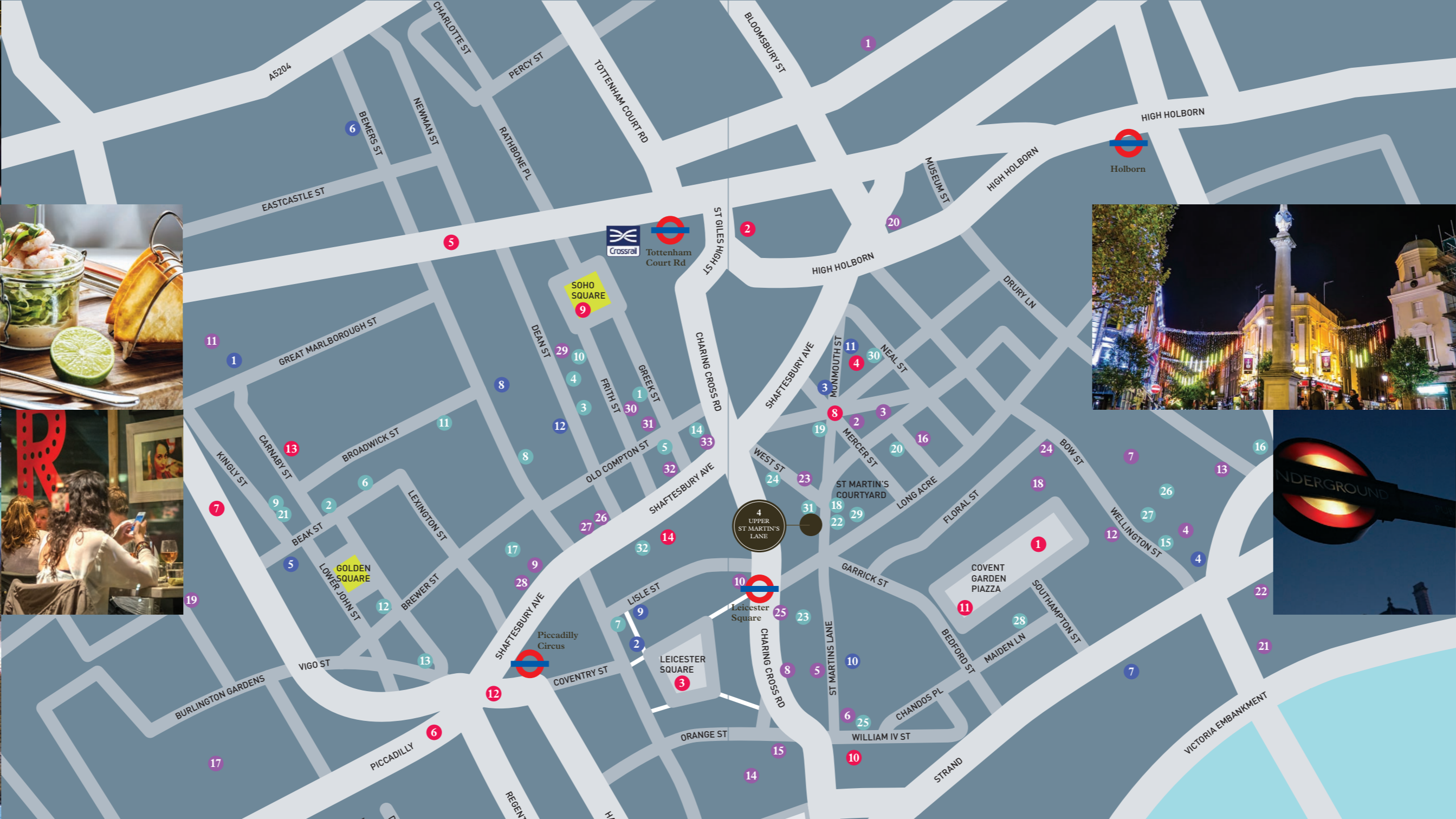
THEATRES AND MUSEUMS

- 1 British Museum
- 2 Cambridge Theatre
- 3 Donmar
- 4 Duchess Theatre
- 5 Duke of York's Theatre
- 6 English National Opera, Coliseum
- 7 Fortune Theatre
- 8 Garrick Theatre
- 9 Gielgud Theatre
- 10 Hippodrome Casino
- 11 London Palladium
- 12 London Transport Museum
- 13 Lyceum Theatre
- 14 National Gallery
- 15 National Portrait Gallery
- 16 Pineapple Dance Studios
- 17 Royal Academy of Arts
- 18 Royal Opera House
- 19 Savile Row
- 20 Shaftesbury Theatre
- 21 Somerset House
- 22 Sotheby's
- 23 St Martin's Theatre
- 24 The Royal Ballet School
- 25 Wyndhams Theatre
- 26 Queens Theatre
- 27 Apollo Theatre
- 28 The Lyric Theatre
- 29 Soho Theatre
- 30 Arts Theatre Club
- 31 Prince Edward Theatre
- 32 Curzon Cinema
- 33 Palace Theatre

LANDMARKS

- 1 Covent Garden Piazza
- 2 Centre Point
- 3 Leicester Square
- 4 Neals Yard
- 5 Oxford Street
- 6 Piccadilly
- 7 Regent Street
- 8 Seven Dials
- 9 Soho Square
- 10 St Martin-in-the-Fields
- 11 St Paul's
- 12 Statue of Eros
- 13 Carnaby Village
- 14 Chinatown

Restaurant / Bar opportunity ●



PLANNING

The unit benefits from A3 planning permission.

LICENSING

The premises licence has been protected by the Landlord and will be available to transfer to the incoming party. This states the sale of alcohol is permitted until;

1.00 am - Monday and Tuesday

1.45 am - Wednesday to Saturday

Midnight - Sundays

Within the licence the number of persons is restricted to 300, plus staff, split over the respective floors. In the basement, alcohol shall only be sold to persons taking a table meal. On the ground floor and mezzanine after 11.00 pm, alcohol can only be sold where it is ancillary to entertainment and substantial other refreshment, and must be by waiter/waitress service.

In summary, the predominant use of the premises is as a restaurant, with the ability to serve alcohol on the ground floor and mezzanine without a formal table meal, provided that the sale of alcohol remains ancillary to the restaurant use.

TENURE

The unit will be available for handover upon completion of legal formalities

RENT

Upon application.

SERVICE CHARGE

Upon application.

RATES

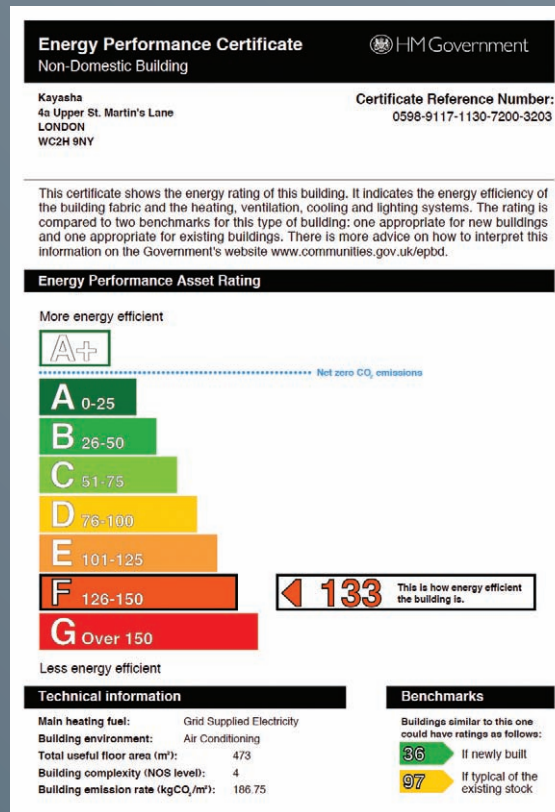
Current rateable value £94,000.

Rates payable £43,428

This may be subject to change dependant upon individual operators shopfitting. All interested parties are recommended to make their own enquiries.

LEGAL COSTS

Each party to bear their own.



FOR FURTHER INFORMATION CONTACT



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