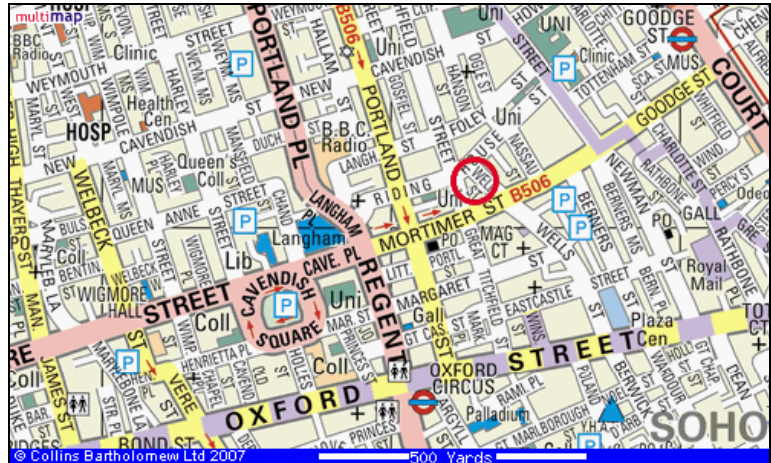


Fitzrovia – Restaurant Lease FOR SALE



Monty's, 52 Wells Street, London W1T 3PR

Location

The premises are located in the heart of Fitzrovia close to junction with Great Titchfield Street and Mortimer Street, benefitting from a large commercial and residential catchment. Other local operators include Riding House Cafe, Kings Arms public house, Kaffeine as well as a number of other local independent operators. Oxford Circus and Goodge Street underground stations are located close by.

Description

The double fronted premises was recently refurbished to a very high standard. The ground floor benefits from approximately 60 covers, a trading/ prep area and a bar. The basement has a separate trading area and bar together with customer toilets, storage area and kitchen. The premises have an allocated outside seating area.

We understand the gross approximate areas to be as follows:

Ground Floor	93 sq m	1,000 sq ft
Basement	46 sq m	500 sq ft
Total	139 sq m	1,500 sq ft

Tenure

The premises currently benefits from a 20 year lease from 13 February 2004, subject to five yearly rent reviews at a passing rent of £50,000 pax.

Licence

The property benefits from a premises licence allowing the sale of alcohol and trading to midnight on Monday to Saturday and the sale of alcohol from midday to 11.30pm on Sunday. A copy of the premises licence can be supplied upon request.

Premium

Premium offers invited, subject to contract for the benefit of the lease, licence and the majority of fixtures and fittings in situ.

Planning

The unit benefits from A3 planning.

Further Details

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.

Staff are unaware of the impending sale and therefore no direct approaches should be made. All viewings should be arranged through sole agent, Davis Coffer Lyons.

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