



**FULLY FITTED LEASEHOLD RESTAURANT BAR
WESTFIELD STRATFORD SHOPPING CENTRE**

- 5,000 sqft approx
- Occupying Best Position in the Scheme
- Substantial Terrace
- Outstanding Quality of Fit Out



Westfield Stratford City is Europe's largest urban shopping and leisure destination. Launched in September 2011, the £1.75 billion development is the prestigious gateway to the Olympic Park in London and attracted an unprecedented 48 million visitors in the Olympic year, stabilising to 38 million in 2013 a year after the Olympics had finished.

Westfield Stratford City encompasses over 250 shops, 70 restaurants and bars and is anchored by John Lewis, Marks & Spencer, Waitrose, and a 17-screen Vue cinema in addition to All Star Lanes bowling, Gymbox and Aspers casino. Westfield Stratford City is also home to three hotels with over 600 rooms, 1,000 student flats and Grade A office space.

Westfield Stratford City is located in one of the most exciting, diverse and cosmopolitan catchment areas in the UK; from the affluent leafy suburbs of Essex and Kent to the edgier, densely populated, inner city streets of the City and East End.

The Centre is well connected by the Central and Jubilee lines on the Underground as well as the DLR and London Overground and mainline services. 58 trains per hour stop at Westfield Stratford City's two railway stations, including high-speed services from Stratford International, which connect directly to London St Pancras and stations in Kent. The new bus interchange and the main Stratford bus station are serviced by 20 different bus routes and there is also a dedicated free pick-up and drop off coach bay for tour operators. Westfield Stratford City is located outside the Congestion Charge Zone and has 5,000 parking spaces in three car parks.

This unique trade area is projected to become even more successful in trading terms, encompassing over 4 million people with a weighted spend of £2.4 billion





Bumpkin occupies Units SU1059 and SU2059 Southern Boulevard Ground, mezzanine and First Floor Levels Westfield Stratford City.

Located in the prime spot at the 'Four Dials' junction, Bumpkin is generally regarded as having one of the best positions in the shopping centre, close to one of the main entrances and the main anchor John Lewis and opposite Jamie's Italian.

The space benefits from an **A3 planning consent** and also a licence allowing customers to drink without needing to have a meal. The site is therefore of relevance to bars as well as restaurants.

DESCRIPTION

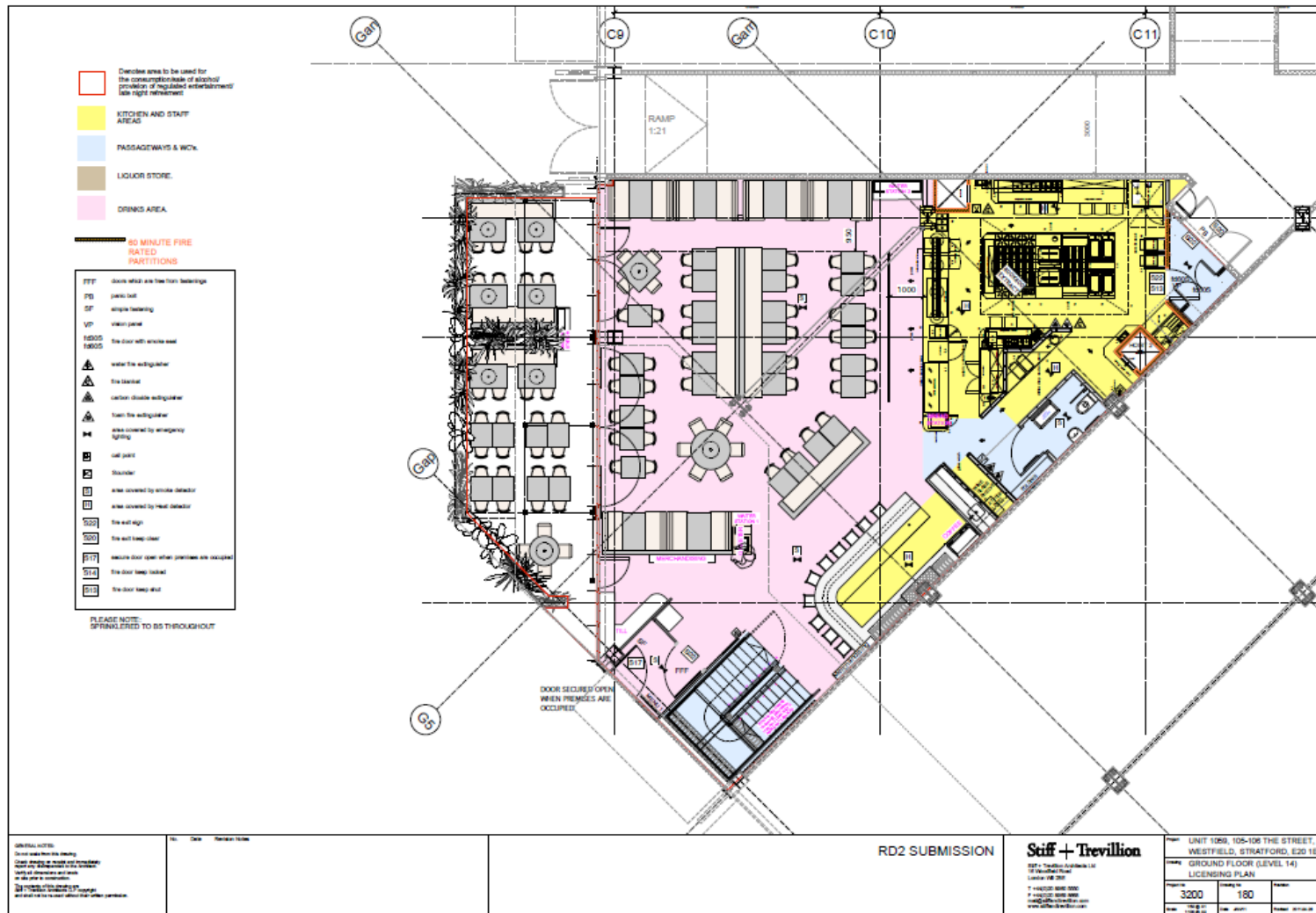
The space benefits from a very high quality fit out and really must be seen. The restaurant is serviced with the best infrastructure available on the market and everything from air con and kitchen ventilation to toilets cold rooms and finishes is of the highest specification.

The layout and approximate floor space is as follows:

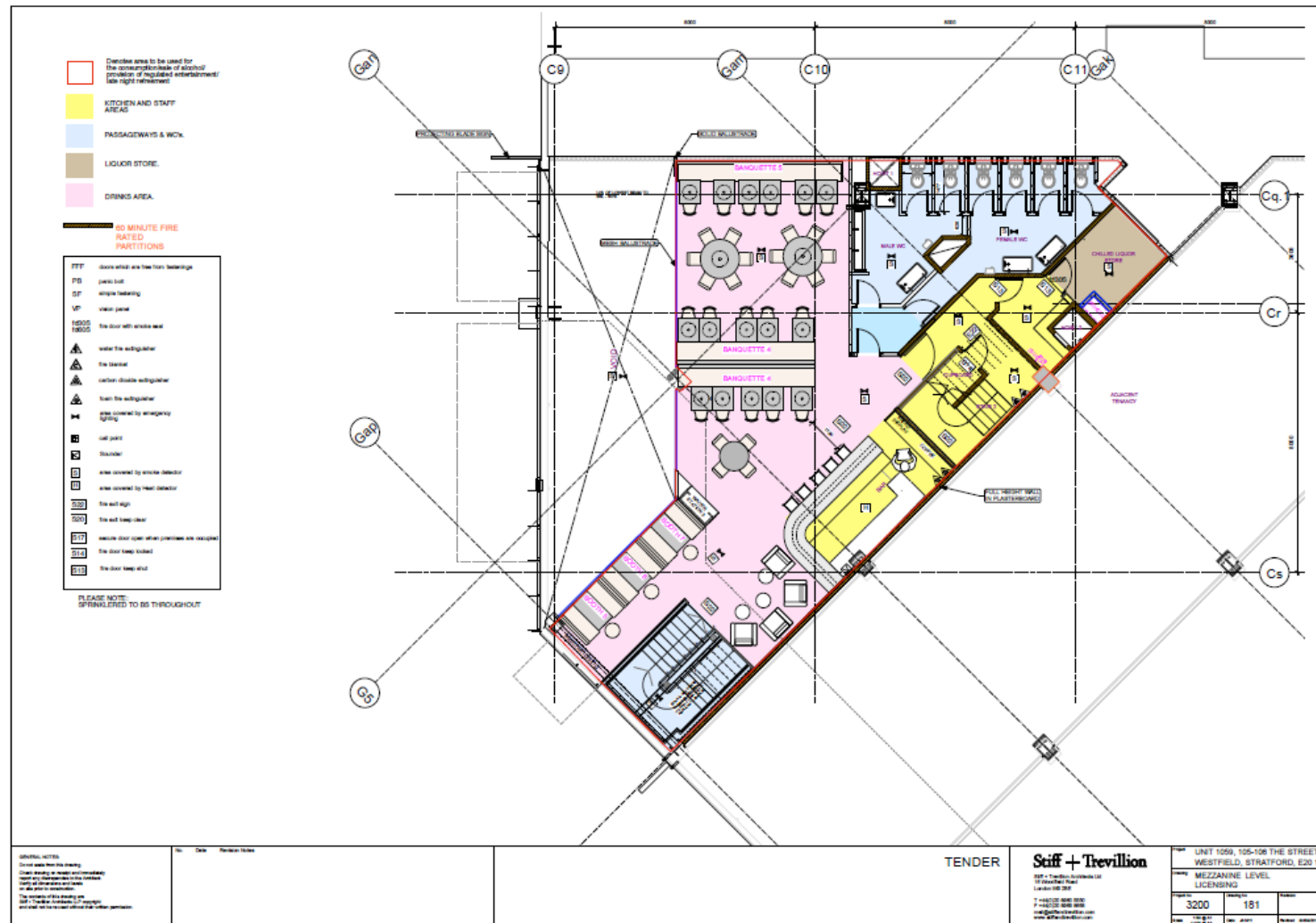
Ground	225 sq m	Open kitchen, dining area, bar
Mezzanine	165 sq m	Bar, customer toilets
First	135 sq m	Prep kitchen, storage, staff areas
TOTAL	525 sq m	(5,600 sq ft)
Terrace	50 sq m	



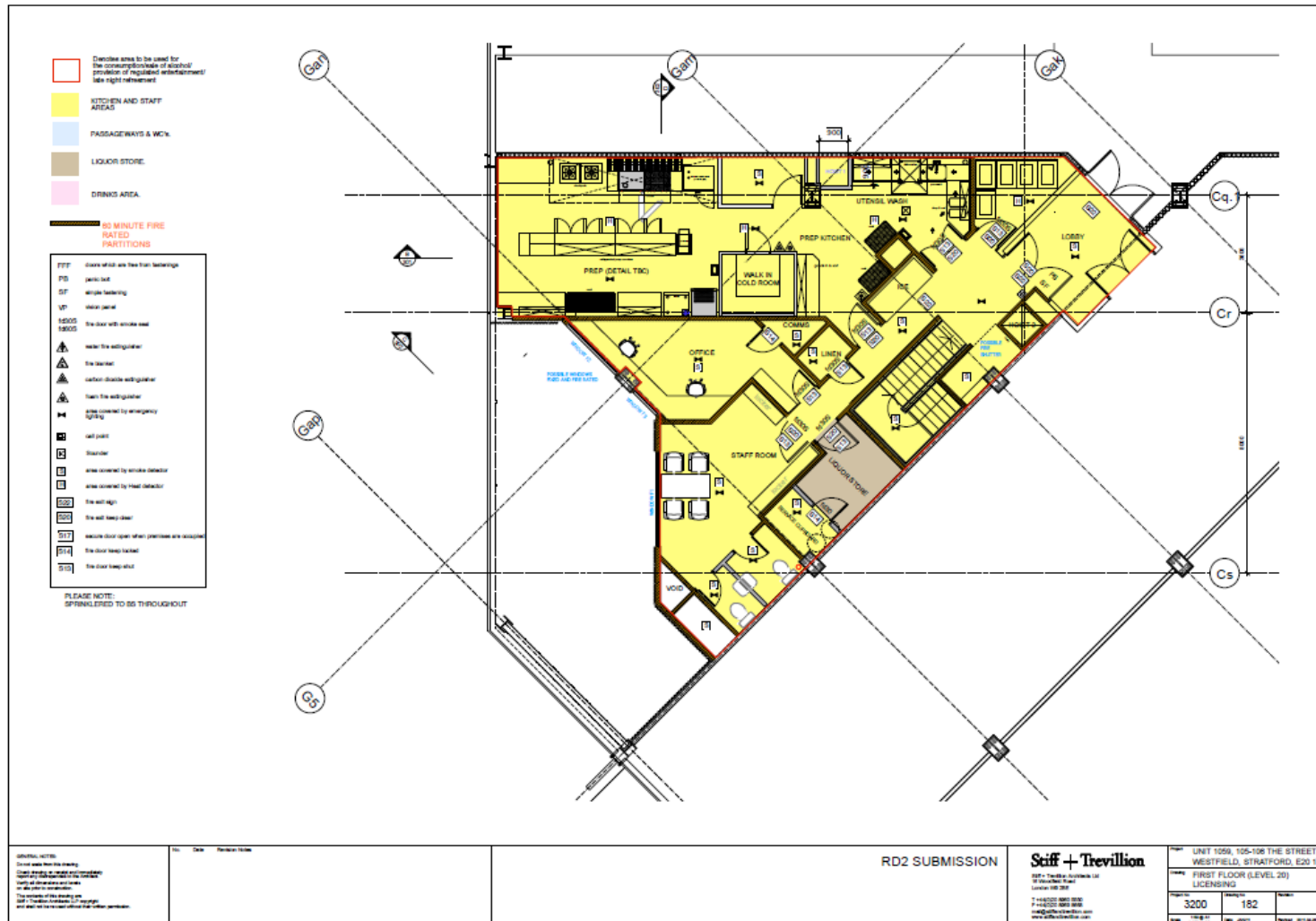
Ground



Mezzanine



First





LEASE TERMS

The existing lease is for 15 years from March 2011 (expires 2026) outside of the act, as are all Westfield leases.

Rent - £175,000 per annum. Rent reviews are 5 yearly.

Turnover Rent - there is a turnover rent of 8% - which based on the current rent kicks in on sales of over £2.19m per annum.

In addition there are annual insurance and service charges of approximately £60,000 total. All exclude VAT.

Rateable Value is £147,000 (approximately £60,000 payable per annum)

Premium offers are invited in excess of £650,000 for this valuable lease and fit out . Please contact the sole agent for more details.

Josh Leon

020 7299 0745

jleon@daviscofferlyons.co.uk

