



Mozzino, 74 Broadwick Street, Carnaby, London W1F 9QZ

**Location**

The premises are prominently located within the Carnaby Estate on Broadwick Street, with Regent Street to the West and Oxford Street to the North. This high footfall, popular and desirable location benefits from a large commercial catchment and is a hub for tourism. Local operators include Bao, Island Poke, Dishoom, The Ivy and numerous independent and corporate operators in Kingly Court. For a better understanding of the location please review [Google Street View](#) or [Carnaby Estate Website](#).

**Description**

The premises has an attractive glass shop front and is arranged entirely over ground floor. The cafe is fully fitted throughout, benefitting from a bar servery, trading area, toilets and stores.

We understand the gross approximate internal areas to be as follows:

Ground Floor	37 sq m	400 sq ft
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**Tenure**

The premises are held on a lease expiring 23 June 2022 at a passing rent of £62,500 per annum exclusive, held outside the renewal provisions of L&T 1954 Act.

**Premium**

Premium offers in excess of £55,000 are sought for benefit of the leasehold interest and unbranded fixtures and fittings in situ.

**Planning**

The planning allows for use as a café (A1).

**Further Details**

An EPC has been commissioned and can be made available on 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 Coffe Lyons: [dcl.co.uk](http://dcl.co.uk)

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