

HIGHLY CONFIDENTIAL
LATE NIGHT
A3/A4 RESTAURANT/BAR/CLUB
LEASE FOR SALE
3AM LICENCE
HIGH STREET KENSINGTON

DAVIS COFFER LYONS

- APPROXIMATELY 2,000 SQ FT ON BASEMENT LEVEL WITH 217 CAPACITY
- ASSIGNMENT OF LEASE WITH 15 YEARS REMAINING
- PASSING RENT £80,000 PAX
- SUBSTANTIAL PREMIUM OFFERS SOUGHT FOR THE LEASEHOLD INTEREST AND FIXTURES AND FITTINGS INSITU

**LOCATED CLOSE TO
HIGH STREET KENSINGTON
UNDERGROUND STATION**

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**DAVIS
COFFER
LYONS**