25 BROADWICK STREET W1
+ PRIME SOHO RESTAURANT OPPORTUNITY +

LONDON

BROADWICK STREET

SOHO
This prime restaurant site is located in the heart of Soho on Broadwick Street, a busy retail and restaurant street which also connects Carnaby Street in the West to Berwick Street and Wardour Street in the East.

Soho is a hotspot for eating and drinking and is vibrant seven days a week supporting shoppers, tourists, office workers and residents. Broadwick Street is home to Yauatcha and Tapas Brindisa. In close proximity are Alan Yau’s Duck & Rice, Ember Yard, Polpetto, Social Eating House, Fernandez & Wells, Bone Daddies, Blanchette, Pitt Cue Co., plus the nearby food hub of Kingly Court which has 21 restaurants, cafes and bars.
Accommodation
A new corner shell unit has been created to provide the following approximate gross floor areas:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>47 sq m</td>
</tr>
<tr>
<td>Basement</td>
<td>392 sq m</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>439 sq m</td>
</tr>
</tbody>
</table>

Rent
Upon application; as is the leasing policy of Shaftesbury the operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

Tenure
The unit is available by way of a new effective FRI lease for a term to be agreed, contracted outside the Landlord and Tenant Act 1954 part 11 (as amended).

Planning
The unit benefits from A3 planning consent.

Licensing
A licence has been obtained by the Landlord and will be transferred to the incoming operator. The licence permits the sale of alcohol Monday to Thursday 10am-11.30pm. Friday and Saturday 10am – midnight and on Sunday 12 noon – 22.30 with restaurant conditions. There is a capacity of 200 people excluding staff.

Rates
The rates are to be assessed. Further information on request.

Service charge
A service charge is payable. Details upon application.

Energy Performance Certificate
An EPC will be provided for the completed scheme.

Legal costs
Each party to bear its own costs.

Timing & Specification
The restaurant is scheduled for completion and handover in Summer 2015. It will be delivered in a shell condition with capped off services; a shop front and kitchen extract flue will be installed. Full specification on request.
PRIME SOHO RESTAURANT OPPORTUNITY
25 BROADWICK STREET W1

Ground Floor

RETAIL

RESTAURANT ENTRANCE
506 Sqft
(47 Sqm)

Lower Ground Floor

RESTAURANT
4219 Sqft
(392 Sqm)

Duck & Rice, Berwick Street