

* CENTRAL CROSS



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10 NEWPORT PLACE LAST RESTAURANT UNIT REMAINING LICENSED WITH AMAZING EXTERNAL SEATING



FOLLOW US ON WECHAT

With over 150 authentic East Asian restaurants, shops, bars and cafes, Chinatown London is the number one East Asian destination in the West. As China is evolving, its traditional values are being complemented by new ideals and trends inspired by other parts of the Far East and the West. These changes are reflected in Chinatown London creating a mix of tradition and modern culture.

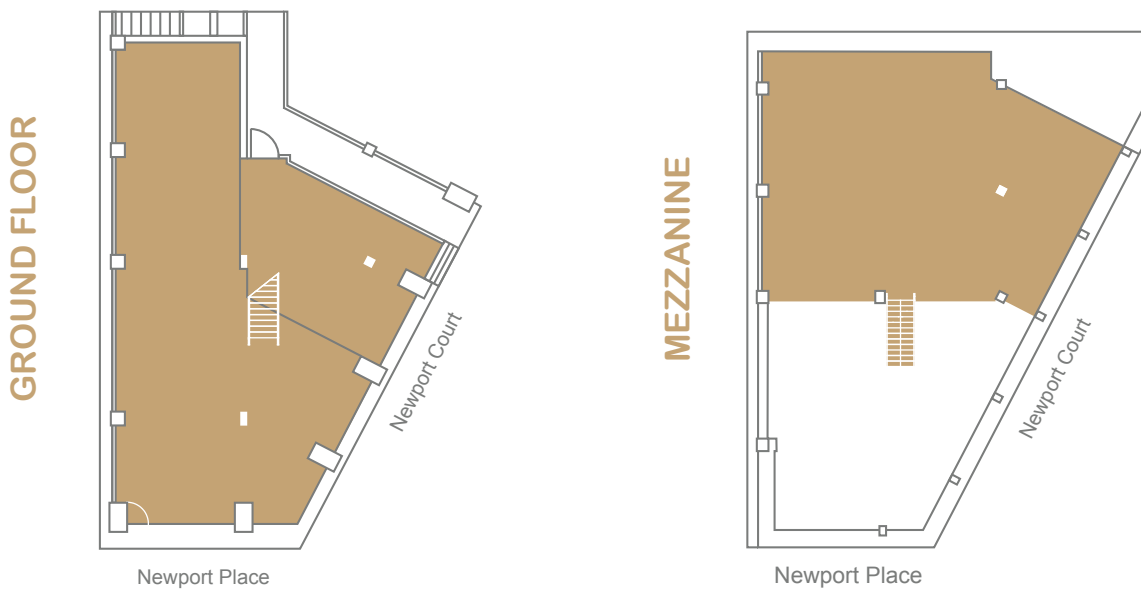
DESCRIPTION

This restaurant is offered in shell condition with a new feature shop front in situ. The new shopfront has openable doors leading to a dedicated external seating terrace onto the newly refurbished public realm area; a rare opportunity in Chinatown. The restaurant also benefits from an enhanced extraction system for the benefit of an incoming tenant which will allow them to substantially reduce their fit out costs. The Unit has an EPC rating of D-87. A certificate is available on request.

The unit is arranged over the ground and mezzanine floor and comprises the following net internal floor areas:

Ground Floor	187.65 m ²	2,020 sq ft
Mezzanine	147.65 m ²	1,589 sq ft
Total	335.30 m²	3,609 sq ft

FLOOR PLAN



TENURE

The premises is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed, with five yearly upward only reviews. The lease will be contracted outside the security of tenure and compensation provisions of the landlord and Tenant Act 1954 Part II (as amended).

RENT & SERVICE CHARGE

Details of rent and service charge payable available on application.

RATES

The unit will be reassessed for Rating purposes following occupation. Interested parties should make their own enquiries with the Local Authority.

LICENCE/PLANNING

The premises benefits from A3 planning use and a Premises licence allowing the sale of alcohol until 11.30 pm Monday to Thursday, midnight on Friday and Saturday and 10:30pm on most Sundays. Standard restaurant conditions apply, full details will be provided on request.

LOCATION

Central Cross is a new development of restaurant, dessert bar and retail premises situated in the heart of Chinatown in London's West End. Central Cross sits at the forefront of Chinatown's evolution in attracting new concepts from East Asia which complement Chinatown's existing traditional offering. Central Cross is opposite Leicester Square underground station and a short walk from Tottenham Court Road Crossrail station.

Unit 13, our last remaining unit, is prominently located on the corner of Newport Court and Newport Place which is currently being transformed into a new central pedestrianised square which will allow for al fresco dining and excellent natural light on both frontages.

Our final tenant will join a line-up of the most exciting Asian operators across the world, these include:

- **Guo C 100** – Fruit desert brand with over 350 sites across China, South Korea, the USA and Australia, this being their first site in Europe.
- **RORO** – A brand new Chinese desert and snack bar serving made-to-order Jianbing and deserts.
- **Tsujiri** – Japanese tea brand founded in Kyoto in 1860, selling London's most popular macha tea.
- **Mamasons Dirty Ice Cream** – A Filipino ice cream parlour using traditional ingredients with a contemporary twist.
- **Jin Li** – The very best Sichuanese operator in China Town opening a high end new concept, recognising the key Sichuanese flavours but with a modern approach, and slightly more delicate spices.
- **Modern Shanghai** – A new concept from a Chinese and Hong Kong duo specialising in freshly made dumplings and traditional noodle dishes.

LOCATION PLAN



PHOTOS



VIEWING

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 CUSHMAN & WAKEFIELD

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