

39 WILLIAM IV STREET

LONDON WC2

COVENT GARDEN



RESTAURANT TO LET AT THE HEART OF WEST END THEATRELAND, TRAFALGAR SQUARE AND COVENT GARDEN

Shaftesbury

TRAFALGAR SQUARE

DAVIS
COFFER
LYONS

LOCATION

This restaurant is situated in Covent Garden's newest restaurant location, close to Leicester Square and Trafalgar Square. The area is rich with niche food retailing and high quality restaurants, cafés and bars set in a cluster of seventeenth and eighteenth century streets home to most of the major West End theatres, hotels, galleries and leisure attractions, including the **Coliseum**, **National Portrait Gallery** and **St Martin's Lane Hotel**.

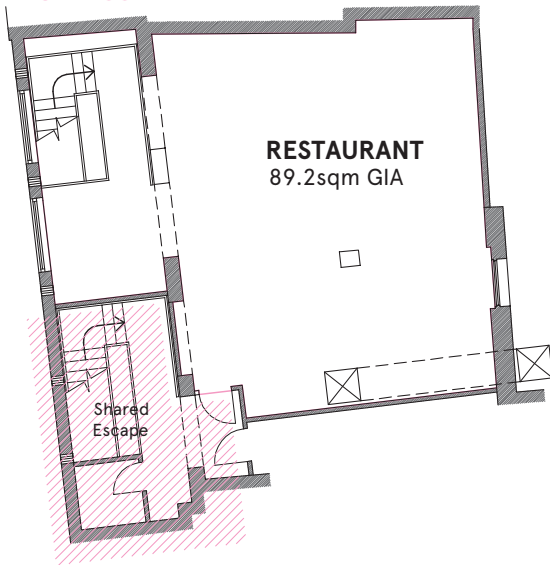
It is becoming an increasingly exciting destination for eating and drinking, most recently joined by **Tandoor Chop House** and **Lao café**. Nearby neighbours include **Barrafina** on Adelaide Street, **Terroirs** and **Les Deux Salons** on William IV Street to the recently opened **Frenchie** and **Flat Iron** on Henrietta Street.



DETAILS

FLOOR PLANS

FIRST FLOOR



SPECIFICATION

The site will be delivered in shell and core condition with an extract duct ready for Tenant fit out.

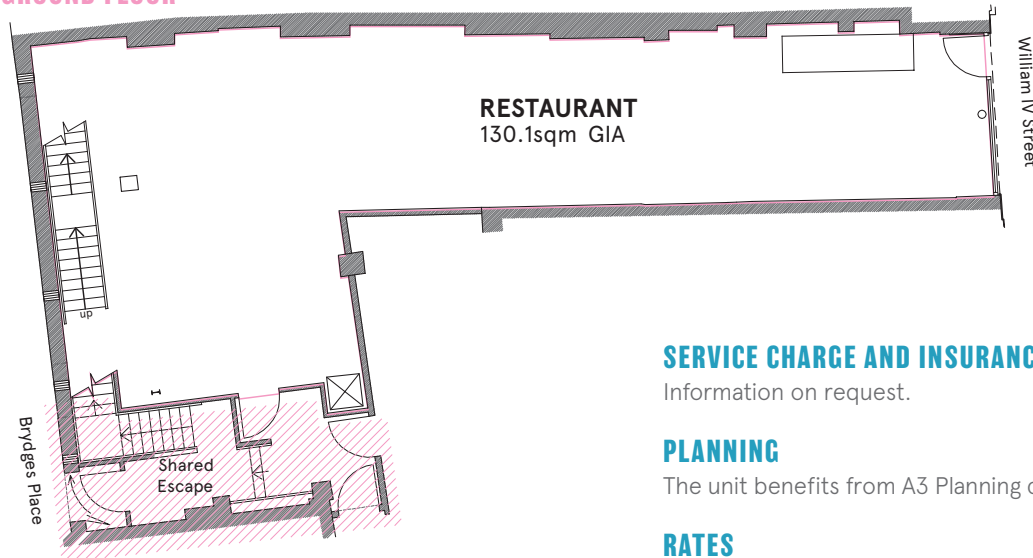
TENURE

Available by way of a new FRI lease for a term to be agreed, contracted outside the Landlord & Tenant Act 1954 Part II.

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.

GROUND FLOOR



SERVICE CHARGE AND INSURANCE

Information on request.

PLANNING

The unit benefits from A3 Planning consent.

RATES

To be re-assessed on completion of works.

LICENCING

The existing liquor licence has been protected by the Landlord and will be transferred to the incoming operator. The licence permits the sale of alcohol Monday to Saturday 10.00 am – 00.00 am and Sunday 12.00pm – 23.30 pm.

LEGAL COSTS

Unless otherwise stated, each party is to bear its own legal costs and VAT may be applicable.

EPC

An EPC will be available to all parties upon request.

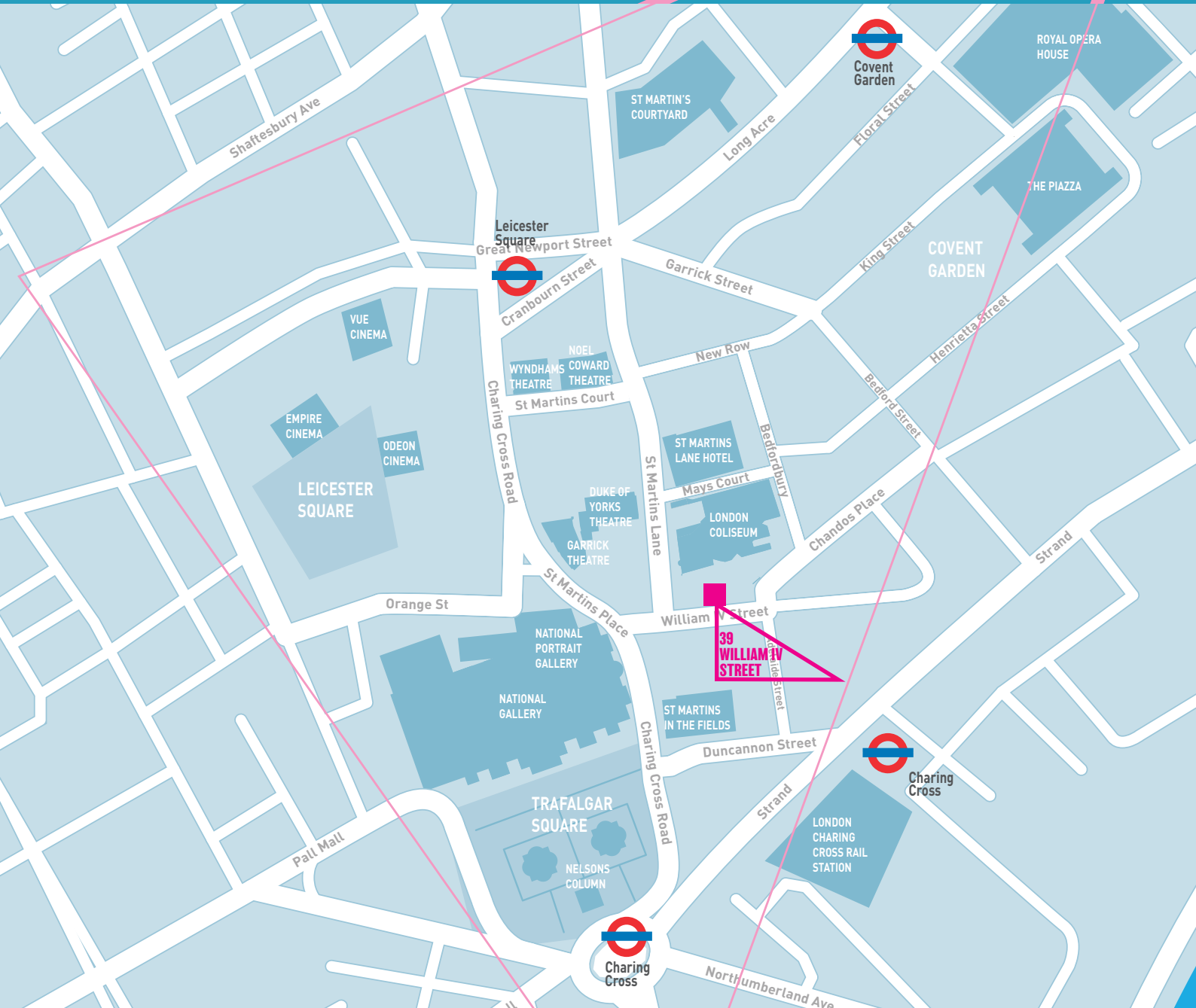
BASEMENT



The restaurant comprises the following approximate floor areas:

| | | |
|--------------|--------------------|---------------------|
| First Floor | 960 sq ft | (89.2 sq m) |
| Ground Floor | 1,400 sq ft | (130.1 sq m) |
| Basement | 398 sq ft | (37.0 sq m) |
| Total | 2,758 sq ft | (256.3 sq m) |

MAP



**DAVIS
COFFER
LYONS**

FOR FURTHER INFORMATION CONTACT:

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Shaftesbury

MISREPRESENTATION ACT

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