

30 ST MARTINS LANE

LONDON WC2

COVENT GARDEN



3,500 SQ FT RESTAURANT TO LET AT THE HEART OF WEST END THEATRELAND,
TRAFALGAR SQUARE AND COVENT GARDEN

Shaftesbury

TRAFALGAR SQUARE

DAVIS
COFFER
LYONS

LEICESTER SQUARE

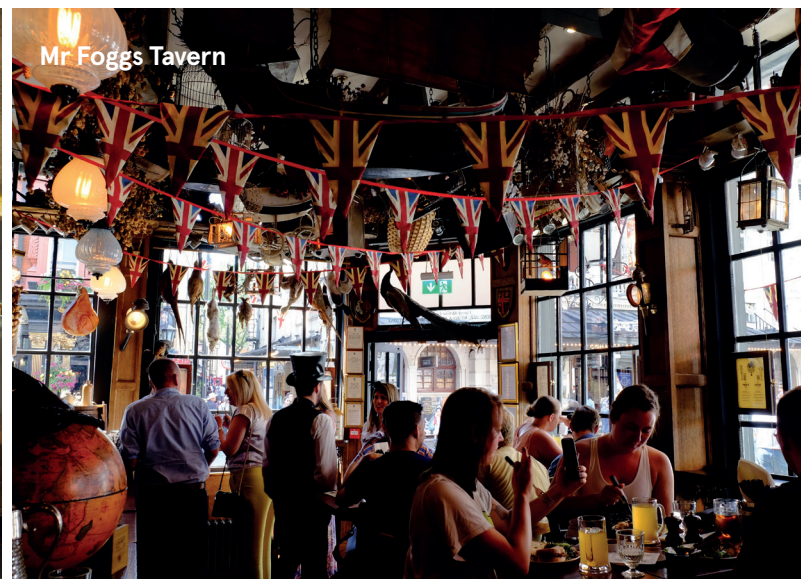
LOCATION

This restaurant is situated in the heart of Covent Garden's theatreland, close to Leicester Square and Trafalgar Square. The area is 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 **Fumo** by the San Carlo Group on St Martin's Lane. Nearby neighbours include **Mr Foggs Tavern** on St Martin's Lane, **J. Sheekey** and **Asia de Cuba**.



Fumo



Mr Foggs Tavern



Leicester Square



Coliseum

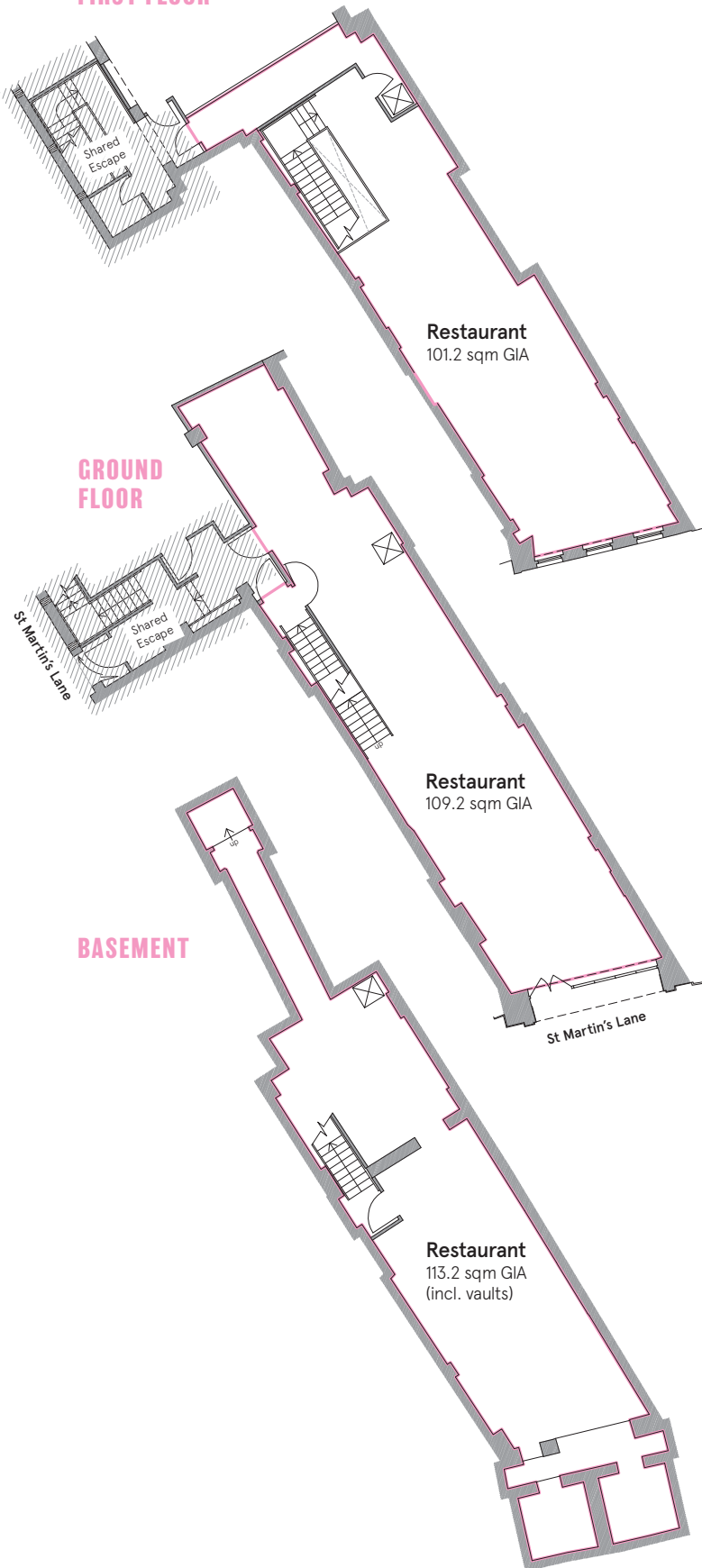


St Martins Lane Hotel

DETAILS

FLOOR PLANS

FIRST FLOOR



The restaurant comprises the following approximate floor areas:

First Floor	1,089 sq ft	(101.2 sq m)
Ground Floor	1,175 sq ft	(109.2 sq m)
Basement	1,218 sq ft	(113.2 sq m)
Total	3,483 sq ft	(323.6 sq m)

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.

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.

MAP



**DAVIS
COFFER
LYONS**

FOR FURTHER INFORMATION CONTACT:

Emma Flather
eflather@daviscofferlyons.co.uk or

Lottie Newman
lnewman@dcl.co.uk

+44 (0)20 7299 0700

Shaftesbury

MISREPRESENTATION ACT

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