DAVIS COFFER LYONS

CONFIDENTIAL – STAFF UNAWARE

LEASE FOR SALE – BELGRAVIA
3,800 SQ FT RESTAURANT/BAR
FULLY FITTED A3 OPPORTUNITY

21 Grosvenor Gardens, Belgravia, London SW1W 0BD

Location

The premises occupies a prominent position on the corner of Grosvenor Gardens and Beeston Place in Belgravia. The area benefits from a highly affluent residential population and a large commercial catchment and is a popular tourist destination, with a number of hotels and theatres locally. The restaurant is close by to Nova Victoria, Victoria Station and Buckingham Palace. Local operators include Shake Shack, Balls Brothers, Mango Tree and Barbecoa, as well as numerous other independent operators. For a better understanding of the location please review Google Street View

Description

The premises is fully fitted to a high standard and is arranged over the basement, ground floor and a first floor mezzanine. The basement comprises a fully fitted kitchen, private dining room, storage areas and WC's. The ground floor currently benefits from a bar area and approximately 32 covers, with a further 40 covers on the first floor Mezzanine. We understand the gross approximate areas to be as follows:

Basement	**186 sq m**	**2,000 sq ft**
Ground Floor	**121 sq m**	**1,300 sq ft**
Mezzanine	**47 sq m**	**500 sq ft**
Total	**353 sq m**	**3,800 sq ft**

Tenure

The premises are held on an FRI lease commencing May 2011 for a 15 year term subject to 5 yearly rent reviews. The passing rent is £100,000 per annum exclusive, held inside the L&T 1954 Act.

Premium

Premium offers are invited for the benefit of the leasehold interest, premises license and fixtures and fittings in situ.

Planning / Licensing

The planning allows for use as a restaurant (A3). There is a premises license in place allowing alcohol to be sold with food. Details are as follows;

Monday to Sunday	12.00pm to 23.00pm

Further Details

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffer Lyons: dcl.co.uk

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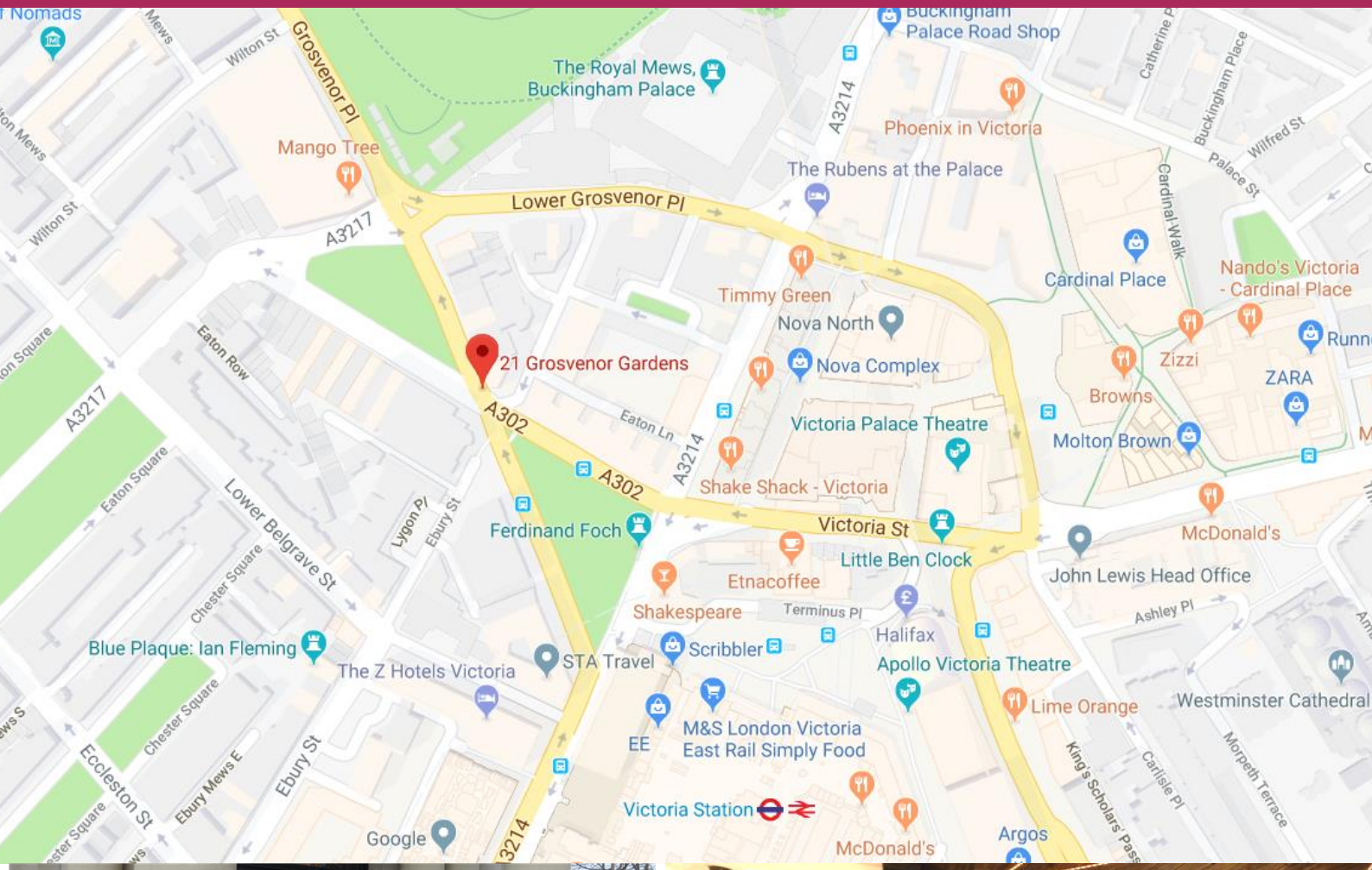

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