DAVIS COFFER LYONS

CONFIDENTIAL – STAFF UNAWARE

FULLY FITTED A1 OPPORTUNITY
732 SQ FT COFFEE SHOP
BLOOMSBURY, WC1

Syrup of Soot, 38 Museum Street, London WC1A 1LP

Location

The premises are located on Museum Street, close to the junction with New Oxford Street in Bloomsbury. The area benefits from high footfall and has numerous tourist attractions, offices and residents in the vicinity. Local operators include Pizza Express, Flight Club, the Museum Tavern, Bibimbab Café, Prezzo and a number of independent operators. In addition to this the British Museum is located close by. For a better understanding of the location please review Google Street View

Description

The premises occupy an attractive single fronted unit and is arranged over ground floor and basement. The ground floor benefits from a bar servery, main trading area comprising approximately 20 covers and WC's. There is outside seating, which we are informed is demised under the terms of the lease. The basement consists of a kitchen and additional trading area that can be used for private functions and storage. We understand the gross approximate internal areas to be as follows:

Ground Floor	**32 sq m**	**344 sq ft**
Basement	**36 sq m**	**388 sq ft**
Total	**68 sq m**	**732 sq ft**

Tenure

The premises is held on a lease with approximately 8 years remaining. The passing rent is £40,000 pax, subject to five yearly rent reviews.

Premium

Premium offers in excess of £60,000 for the benefit of the leasehold interest, premises licence and fixtures and fittings in situ.

Planning / Licencing

The premises benefit from A1 planning permission. There is a premises licence in place allowing the sale of alcohol, details of which are as follows;

Monday to Sunday	**12.00pm to 19.00pm**

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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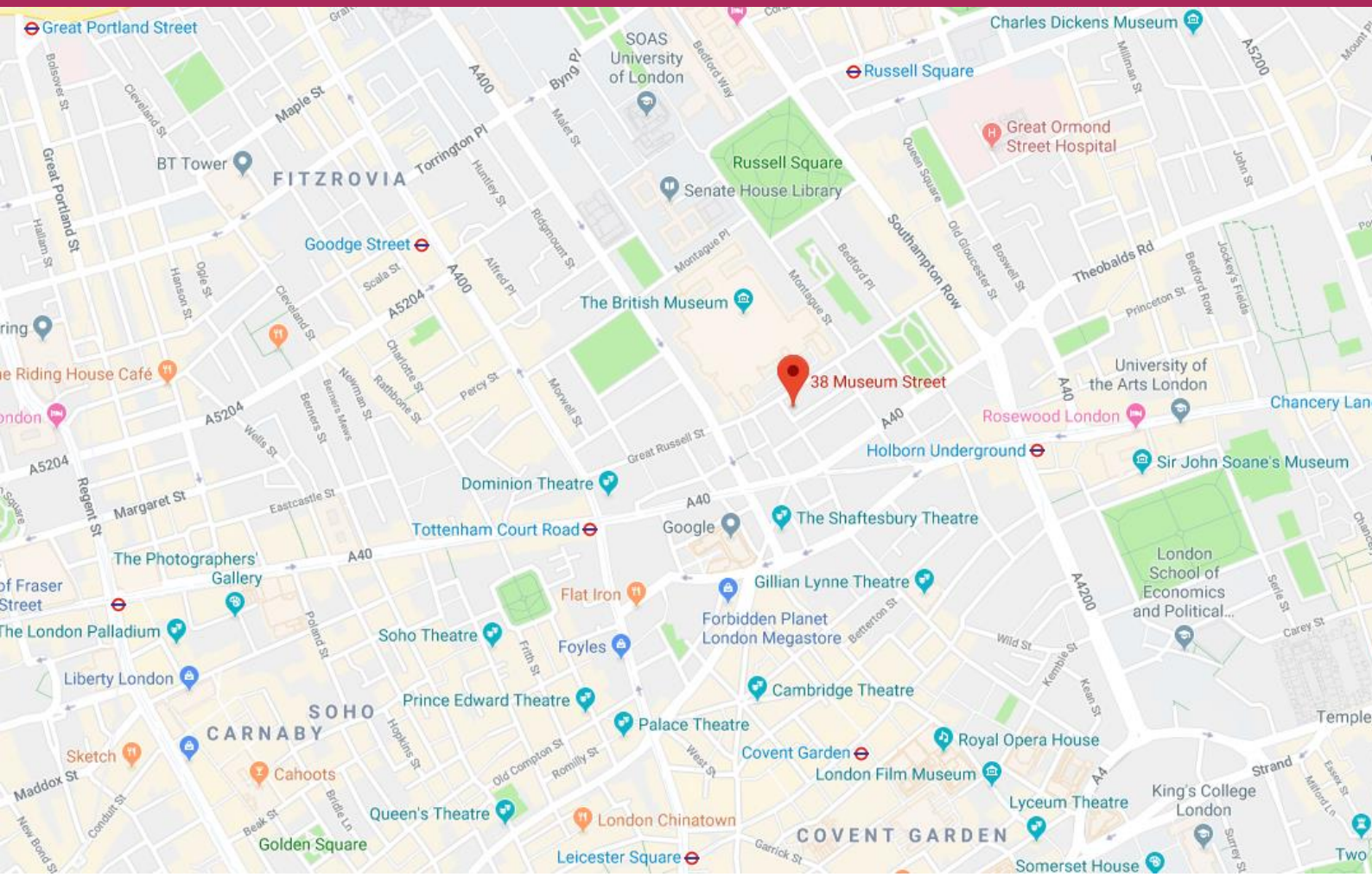

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