



39 James Street, Marylebone, London, W1U 1DL

Location

Prominently situated on James Street in Marylebone and close to Selfridges, Bond Street Station as well as Marble Arch and Oxford Circus stations.

Nearby operators include Harry's Bar, Hoppers, Bone Daddies, Homeslice and Patty and Bun, Zoilos and Pachamama.

For a better understanding of the location please review [Google Street View](#)

Description

The restaurant benefits from a high end and extensive fit-out with ground and basement kitchens and covers.

We understand the approximate gross internal areas to be:

Ground	70 sq m	750 sq ft
Basement	139 sq m	1,500 sq ft
Total	209 sq m	2,250 sq ft

Tenure

The premises are held on a full repairing and insuring Lease for a term of 20 years from 2014, expiring in 2034 at a rent of £135,000 pa exclusive, to be granted outside of the Security of Tenure Provisions of the Landlord and Tenant Act (1954).

Premium

Premium offers in excess of £200,000 are sought for the benefit of the leasehold interest, premises license and fixtures and fittings in situ.

Planning and Licensing

The premises benefit from a licence allowing the sale of alcohol as follows:

Monday to Thursday	Until 11.30pm
Friday to Saturday	Until 12.00am
Sunday	Until 10.30pm

The lease permits A3 restaurant use.

Further Details

An EPC has been commissioned and can be arranged 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 Coffey Lyons: dcl.co.uk

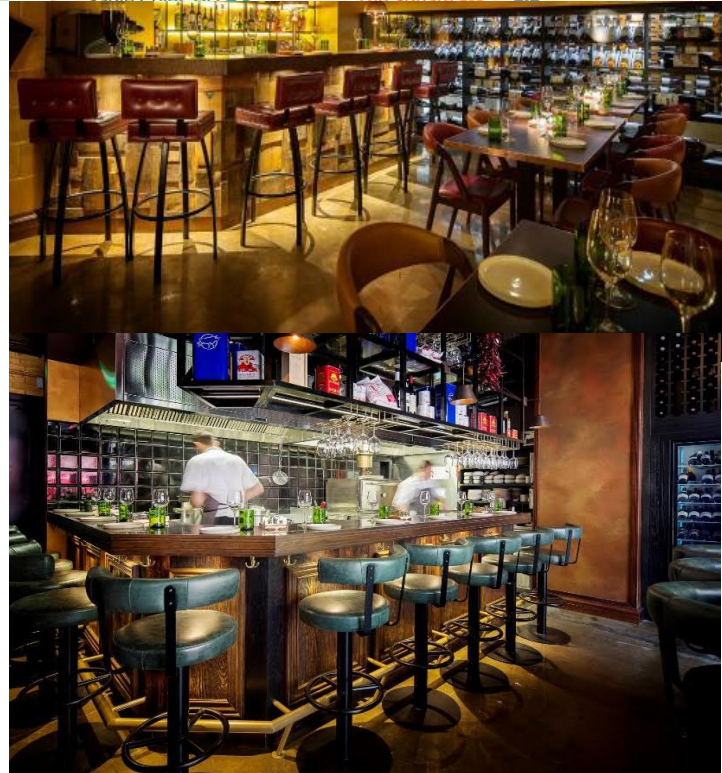
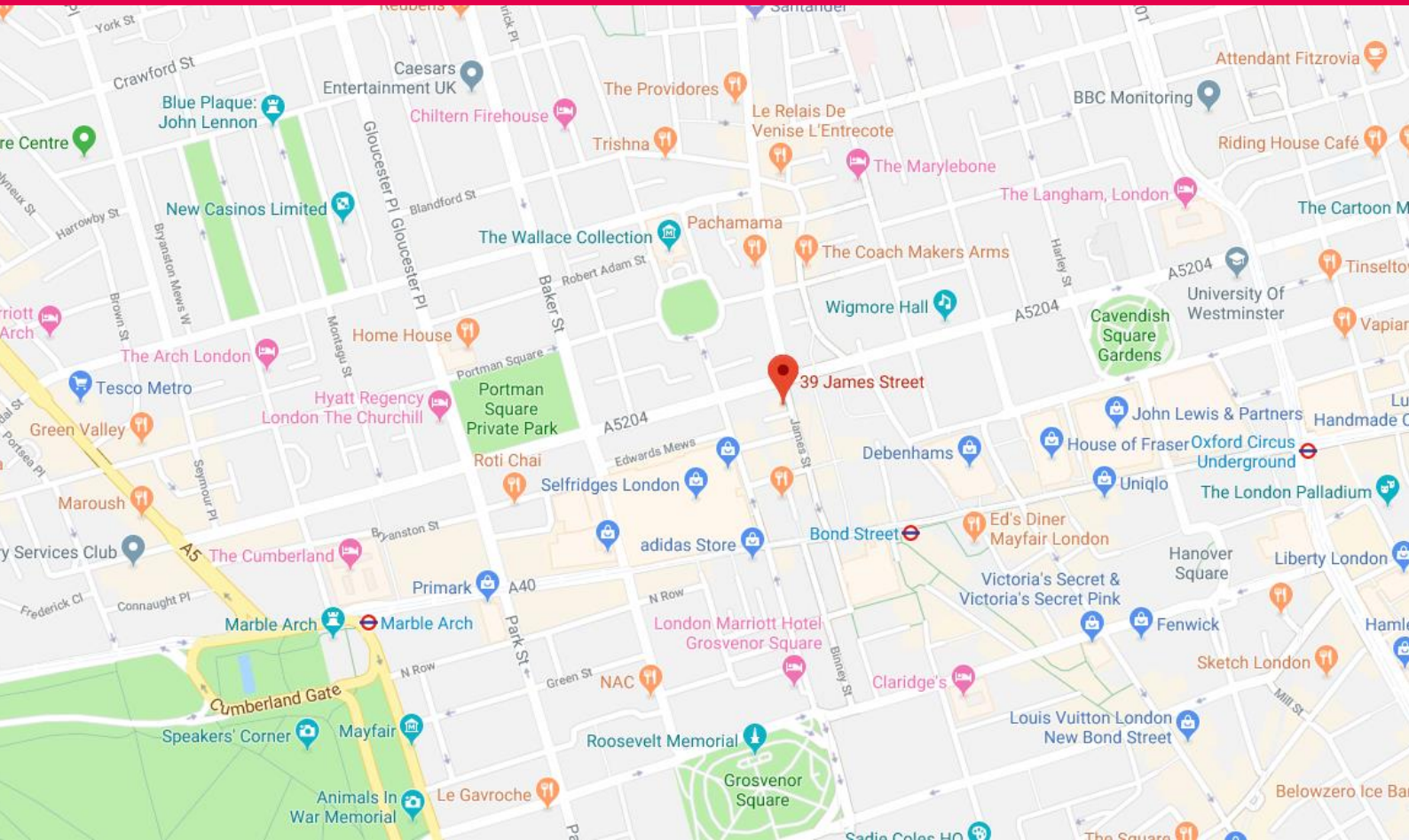
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**DAVIS
COFFER
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**FLAGSHIP RESTAURANT* FOR SALE * 2,250 SQFT
FULLY FITTED TO A HIGH SPECIFICATION
JAMES STREET, MARYLEBONE, W1**



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