

CARNABY

KINGLY COURT



A3 / A4 RESTAURANT OPPORTUNITY

G1, Kingly Court,
Carnaby, Soho

Shaftesbury

This unique food hub brings 21 of the best international concept restaurants, bars and cafés situated in a vibrant courtyard, which is open air throughout the summer months and covered in the winter.



Al-fresco dining, Kingly Court

Location

Kingly Court is Carnaby's iconic al-fresco dining destination in the heart of London's West End, a unique food hub of best in class independent food and drink operators.

London's first gourmet kebab restaurant **Le Bab** and NYC-inspired **Dirty Bones** are located on the second floor next to the hugely popular **Darjeeling Express** which has recently featured on Netflix's 'Chef Table.'

Other operators include **Pizza Pilgrims** pizzeria and friggitoria, Peruvian concept **Señor Ceviche**, Caribbean **The Rum Kitchen**, tonkotsu ramen specialist **Shoryu** and 1940s underground themed bar **Cahoots**.

Now is your chance to join them.



Asma Khan, Chef and Restaurateur
Darjeeling Express

Accommodation

The premises is configured over ground floor and has the following approximate net internal areas:

Ground Floor: 517 sq ft 47 sq m

Rent

£75,000 per annum exclusive. The operator will be required to put forward a percentage of turnover such that the higher of the base rent or turnover is payable.

Tenure

The premises are available on a new Full Repairing & Insuring lease for a term to be agreed. The lease will be granted outside the Landlord & Tenant Act 1954 and the rent will be subject to 5 yearly rent reviews.

Specification

An extract duct will be installed by the landlord.

Planning

The premises benefits from A3 and A4 planning use.

Licence

The landlord is applying for an alcohol licence which will be transferred to the incoming operator.

Service Charge and Insurance

To be confirmed.

Rates

The unit will be reassessed for rating purposes following completion.

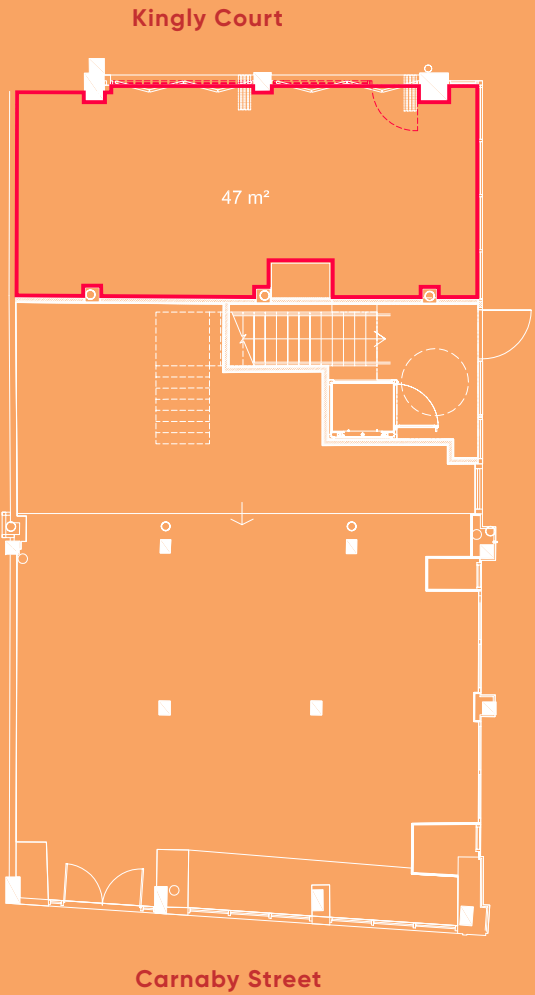
Energy Performance Certificate

To be confirmed.

Legal Costs

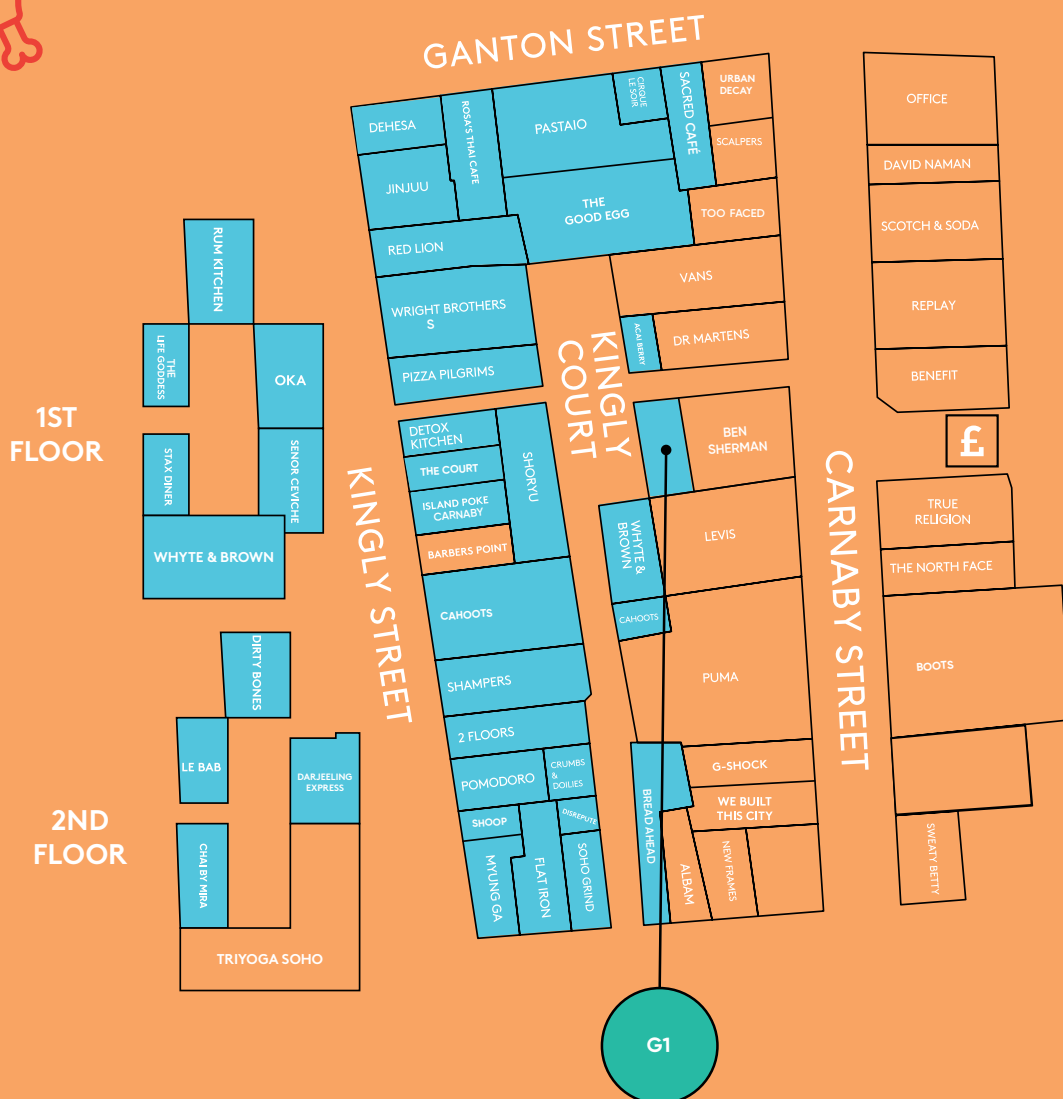
Each party is to bear its own costs.

Floorplan



Señor Ceviche Kingly Court





To find out more contact:

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