



**15**  
**CATHERINE STREET WC2**  
**A3 RESTAURANT OPPORTUNITY IN COVENT GARDEN'S FOOD QUARTER**



**Q OPERA QUARTER**  
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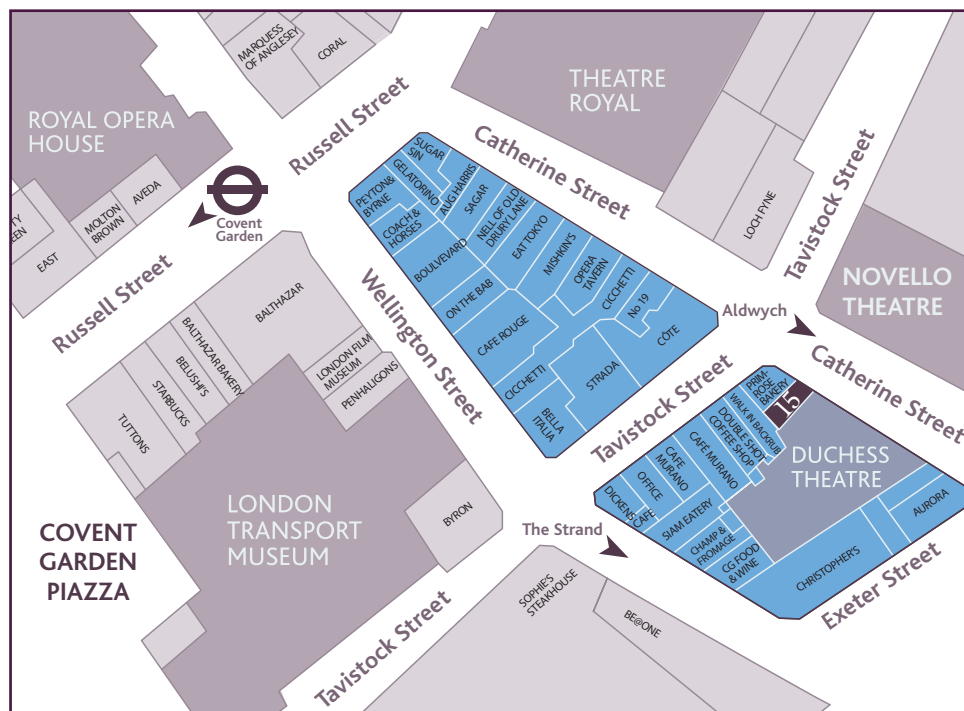
# The Opera Quarter is Covent Garden's food quarter; an area dedicated to niche food retailing and high quality restaurants, cafes and bars set in a cluster of seventeenth and eighteenth century streets opposite the Royal Opera House and Piazza in the heart of Theatreland.

Cafe Murano, Cicchetti and On the Bab are the latest additions to the Opera Quarter. Innovative food retailers such as Peyton & Byrne, Augustus Harris, Siam Eatery and Gelatorino are amongst the other operators. Catherine Street houses the critically acclaimed Opera Tavern, further augmenting an already impressive restaurant line-up which includes Christopher's and Sophie's Steakhouse. Roka is a significant new addition to the area on Aldwych, whilst New York restaurant Balthazar is situated nearby on the corner of Wellington Street and Russell Street.

## Accommodation

A rare opportunity to acquire a whole property on Catherine Street adjacent to Primrose Bakery and The Duchess Theatre. It comprises the following approximate floor areas:

Basement	209 sq ft	(19.4 sq m)
Vault	421 sq ft	(39.1 sq m)
Ground	345 sq ft	(32.0 sq m)
First	344 sq ft	(31.9 sq m)
second	169 sq ft	(15.7 sq m)
Third	182 sq ft	(16.9 sq m)
Fourth	191 sq ft	(17.7 sq m)
<b>Total</b>	<b>1,861 sq ft</b>	<b>(172.9 sq m)</b>



## Tenure

The unit is available by way of a new FRI lease for a term to be agreed, contracted outside the Landlord & Tenant Act 1954.

## Planning

The unit benefits from A3 planning on the basement, ground and first floor.

## Rent

Upon application.

## Rates

We are verbally informed by the Local Rating Authority that the unit is assessed for rating purposes as follows:

Rateable Value: £21,250

Rates Payable: 2015/16: £11,241

Interested parties are advised to make their own enquiries with the Local Authority.

## EPC

An EPC will be available on completion of works.

## Legal Costs

Each party is to bear its own legal costs.

## Viewing

Strictly by appointment through sole agents DCL.

## For further information contact:



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Shaftesbury

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