

LEASE FOR SALE — CHARLOTTE ST, W1 SMALL RESTAURANT WITH LOW RENT AND OUTSIDE SEATING



FLAVORS OF INDIA, 95 CHARLOTTE STREET, LONDON, W1T 4PZ

Location

Charlotte Street needs no introduction as one of London's premier restaurant enclaves. Pescatori, Roka, Gaucho, Bam Bou, Newman Street Tavern, Saatchi & Saatchi and Time Out are just a few examples of the household names and excellent restaurants that have helped put this area on the map. The restaurant is located north of Goodge Street and very close to the "Noho Square" developments still an excellent location with the recent success of Bubble Dogs being a case in point. [Google Street View](#)

Description

The restaurant itself is arranged over ground and basement levels with a courtyard area providing demised outside seating. There is space for approximately 30 covers on ground and 40 covers in the basement. There is also a fully fitted kitchen toilets along with a 2 bed flat located on the first floor earning £23,400 per annum. We would approximate that the gross internal areas are as follows:

Ground Floor	37 sq m	400 sq ft
Basement	46 sq m	500 sq ft
Total	83 sq m	900 sq ft

Tenure

The premises are held on an FRI lease with 18 years remaining at a current rent of £49,000 pa inclusive of a two bedroom flat on the first floor.

Premium

Offers in excess of £50,000 are invited.

Planning

The unit benefits from A3 planning.

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.

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