



DEAN GAMBLES ^A_N^D CO

LDN



Confidential

PROPERTY PARTICULARS

Busy Soho Restaurant Opportunity with 01:00 am Licence. Soho, London, W1F 8WR

- **Private and Confidential – Staff Unaware.**
- **70 covers on ground and 40 in basement.**
- **Short walk to Leicester Square, Piccadilly Circus stations.**
- **Nearby operators include Pho, Starbucks, Chicken Shop.**
 - **Rent: £253,000 PAX.**
 - **Consideration: Offers in the region of £450,000**
NIA: 2,954 Sq Ft.
- **Premises License: Mon: 08:00 - 01:00. // Tue: 08:00 - 01:00 // Wed: 08:00 - 01:00 // Thurs: 08:00 - 01:00 // Fri: 08:00 - 01:00 // Sat: 08:00 - 01:00 // Sun: 08:00 - 00:00**

The particulars are set out as a general outline only for the guidance of intending purchasers or lessee and do not constitute nor constitute part of an offer or contract. They are issued without responsibility on the part of the vendor, Dean Gambles and Company any of their respective employees or agents. All descriptions dimensions references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them. No person in the employment of Dean Gambles and Company or their agents has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

Located in the heart of Soho. In close proximity to Tottenham Court Road, Leicester Square, and Piccadilly Circus Stations. Nearby operators include Pho, Chicken Shop, Yamaha Music, and Starbucks, amongst others.

NET INTERNAL FLOOR AREA (Sq Ft)

Ground: 1,384
Basement: 1,570
TOTAL: 2,954 Sq Ft.

DESCRIPTION

Fully fitted restaurant with 70 covers over ground floor with bar, 2 large dumbwaiters and disabled W/C. The basement includes 40 covers, plus bar, well-appointed kitchen (gas and extract), customer W/Cs and PDR.

RATES

According to the Valuations Office Agency, the rateable value is £287,500.

CONSIDERATION

Offers in the region of £450,000

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be made available upon request to bona fide parties.

RENT

£253,000.

HOLDING DEPOSIT

A holding deposit will be required to secure the Property. The deposit will buy a period of exclusivity and will be held in the Dean Gambles & Co deposit account.

PREMISES LICENSE

The property benefits from a premises license with the following hours of trading.

Mon: 08:00 - 01:00. // Tue: 08:00 - 01:00 // Wed: 08:00 - 01:00 // Thurs: 08:00 - 01:00 // Fri: 08:00 - 01:00 // Sat: 08:00 - 01:00 // Sun: 08:00 - 00:00

VALUE ADDED TAX

All rents and prices quoted may be subject to Value Added Tax.

TENURE

The property is held by a Full Repairing and Insuring Lease for a term of 25 years from 20 April 2005. The lease is subject to 5 yearly rent reviews. It is understood that the lease is granted inside the Security of Tenure Provisions of the Landlord and Tenant Act 1954, part two as amended.

VIEWINGS AND FURTHER INFORMATION

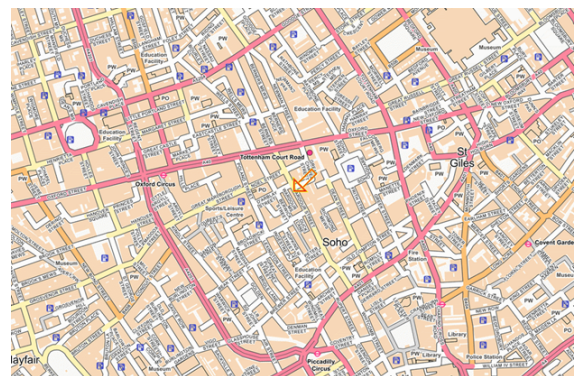
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