

# PRIME A3 UNIT TO LET IN THE HEART OF LEICESTER SQUARE

22 LEICESTER SQUARE, LONDON WC2H 7LE

# SHELLEY SANDZER

Since 1983



## LOCATION

The premises are situated in a prominent position on the east side of the globally recognised Leicester Square, in the heart of London's theatre land. The Square, which remains a popular tourist attraction, is most famous for hosting film premieres in the adjacent Odeon Cinema as well as events for the Chinese New Year. Local occupiers include Chiquito, Pizza Hut, TGI Friday's, Nickelodeon, M&M World, The Hippodrome Casino, and both the Radisson and W Hotels.

## ACCOMMODATION

The premises have recently undergone major refurbishment and now the restaurant space is arranged over ground, basement and four upper floors, plus outside seating (subject to licence). A breakdown of areas below:

Lower Ground	1,632.66 sq ft	151.68 sq m
Ground Floor	1,822.76 sq ft	169.34 sq m
First Floor	1,795.63 sq ft	166.82 sq m
Second Floor	1,116.64 sq ft	103.74 sq m
Third Floor	1,114.17 sq ft	103.51 sq m
Fourth Floor	813.32 sq ft	75.56 sq m
TOTAL	8,295.20 sq ft	770.65 sq m

## QUOTING RENTS

Upon application.

## PLANNING

The unit benefits from A3 use.

## LEASE

A new lease is available for a term to be agreed.

## RATES

Are yet to be assessed, interested parties are advised to make their own enquires with Westminster Council.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## TIMING

Available immediately upon legal formalities.

## VIEWINGS

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Nick Weir

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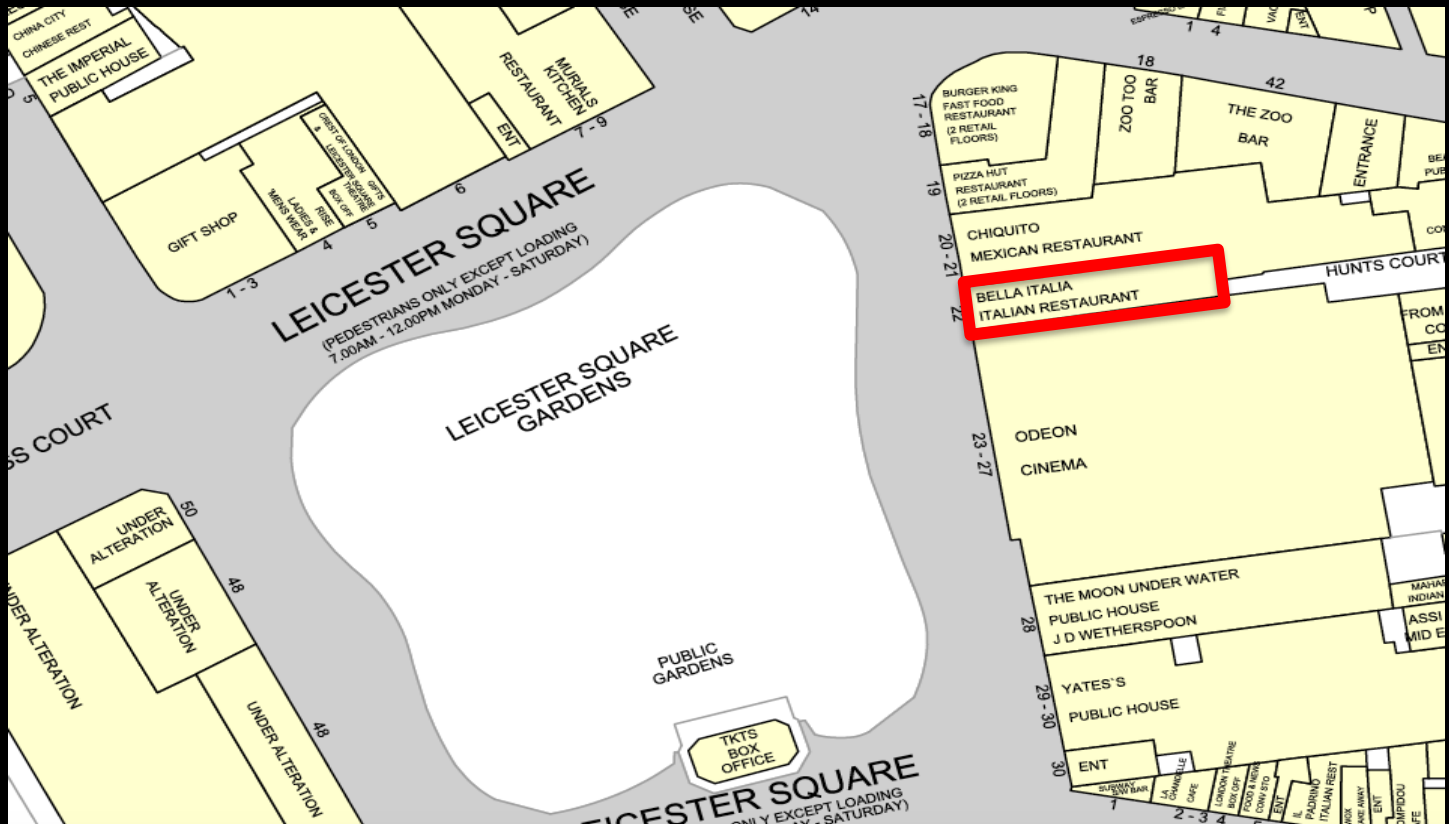
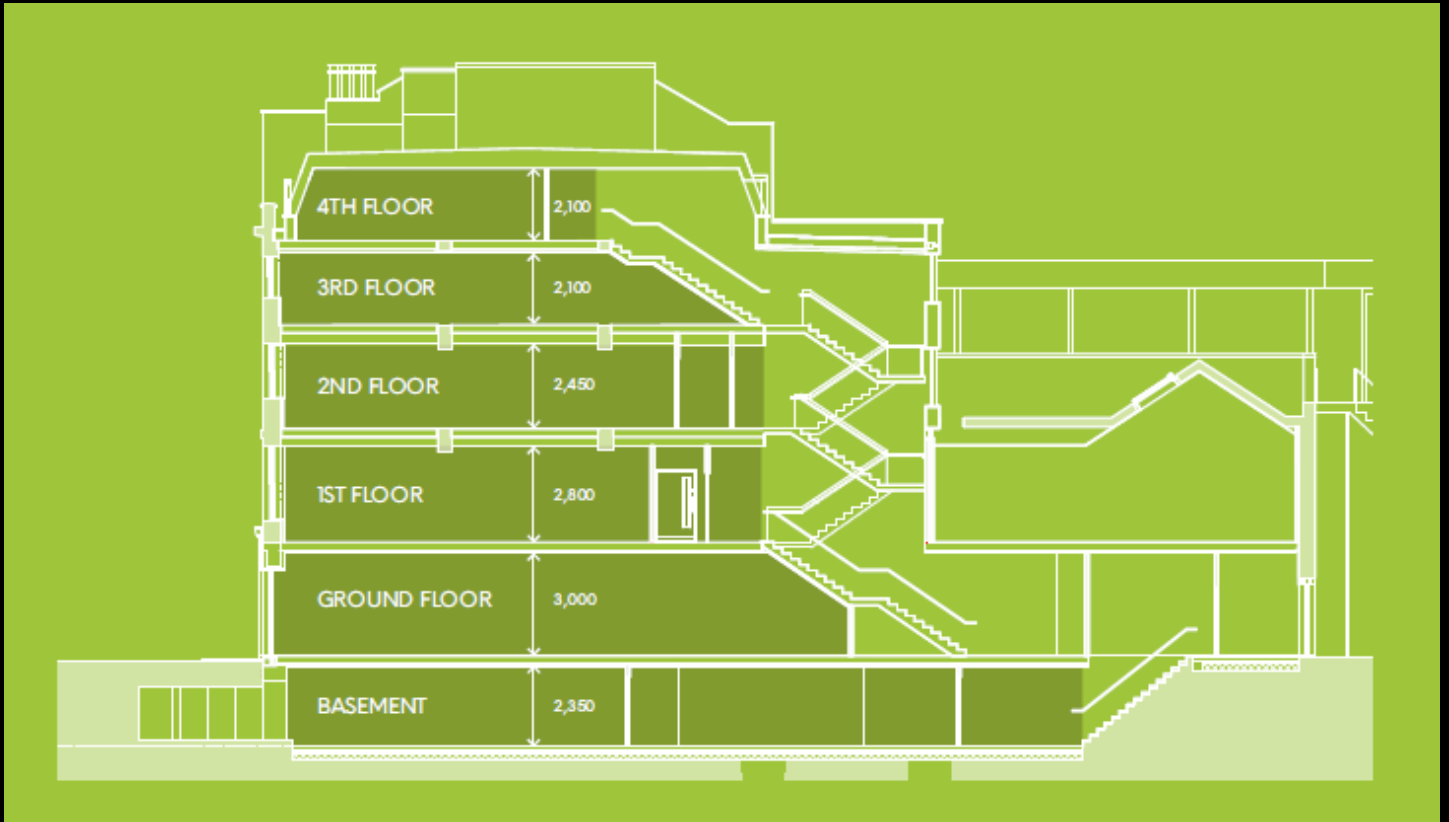
[Nick@shelleysandzer.co.uk](mailto:Nick@shelleysandzer.co.uk)

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