



Prime 860 sq ft Class E Food Opportunity in Chinatown London 24 Rupert Street, W1D

As the number one Chinatown in Europe, Chinatown London is the landmark destination for bringing Far East concepts and brands to the West. It boasts over 150 restaurants, shops, bars and cafes, which are all centrally located in its 12 interconnected streets at the heart of London's West End.

The premises are located on Rupert Street. The street runs parallel to Wardour Street and perpendicular to Shaftesbury Avenue. The unit sits close to the west entrance to Chinatown with surrounding occupiers including Palomar, The Blue Posts, Hovarda and Old Tree Daiwan Bee.

Other notable operators within the wider estate include the multi award winning Sichuanese experts – JinLi, Korean crispy chicken specialists Wing Wing, as well as Bun House and Dumplings' Legend who have been described as two of London's best dim sum restaurants by TimeOut.



Chinatown London 伦敦中国城

Shaftesbury

Further information on Chinatown London and its offering can be found at Chinatown.co.uk

55

Million
visitors
per year

4000

Footfall
per hour
at busiest
times

60%

of visitors
are Chinese
students,
ex-pats or
tourists

Description

The unit will be white boxed and ready for handover, with capped off services.

Information

Rent

£80,000 per annum. The base rent will be exclusive of service charge, rates, VAT and all other outgoings. The operator will be required to put forward a parentage of turnover, such that the higher of the base rent or turnover is payable.

Rates

We are advised by the local authority the premises have been assessed for rating purposes as follows:

Rateable Value (2022/2023) £53,000

UBR (2022/2023) 51.2p

Rates Payable (2022/2023) £27,136

Planning

The premises benefit from Class E planning use.

Service Charge & Insurance

Estate service charge: £662

Building service charge: £3,224

Insurance: £737

EPC

The property has an EPC rating of D-76.

Accommodation

We understand the Gross Internal Areas (GIA) are as follows:

Ground

419 sq ft / 38.87 sq m

Basement

441 sq ft / 40.97 sq m

Total

860 sq ft / 79.84 sq m

Tenure

The premises is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed, with five yearly upward only reviews. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).



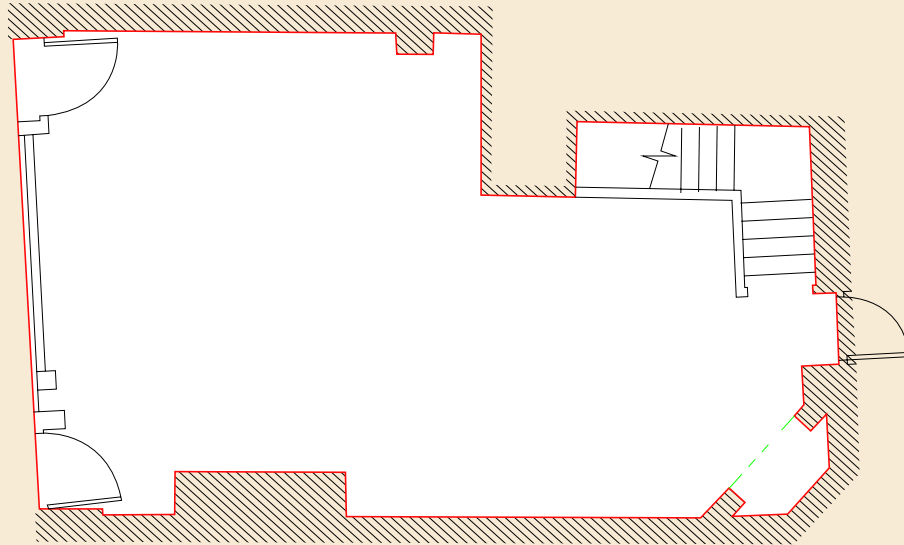
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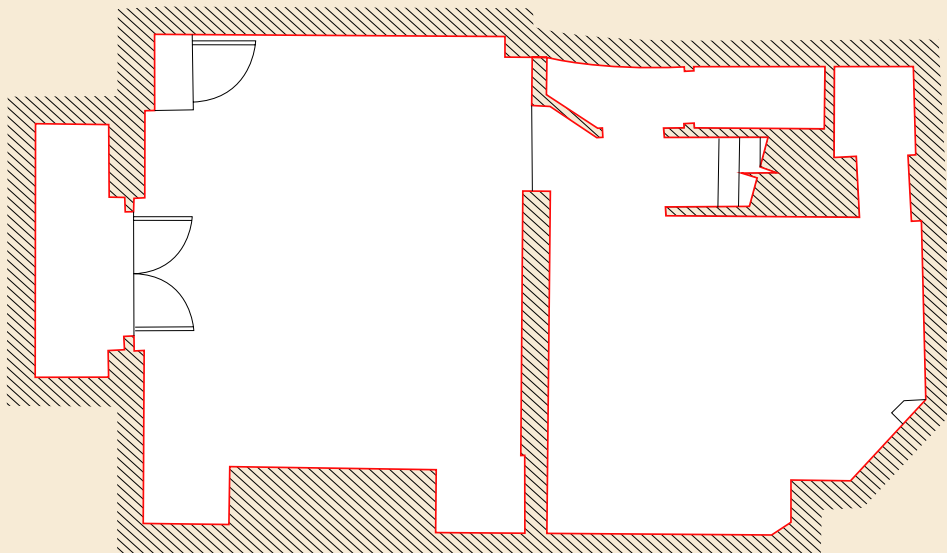
Ground Floor:

approx. 419 sq ft / 38.87 sq m



Basement:

approx. 441 sq ft / 40.97 sq m



Viewing

Strictly by appointment with joint agents:



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Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

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