



4 Cavendish Square, London, W1G 0PG

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CORNER, FULLY FITTED RESTAURANT SPACE IN PRIME COVENT GARDEN

190 SHAFTESBURY AVENUE, LONDON, WC2H 8JL



ACCOMMODATION

Ground - 1,100 sq ft
Basement - 1,100 sq ft
TOTAL - 2,200 sq ft

The restaurant is fitted with a full extraction system, kitchen and bar area. There is a further food preparation area in the LG floor. There is space for approximately 74 covers on the ground and basement. There is also an outside seating area with a further 32 covers.

USE

Class 'E' Use/ A3 Restaurant use
There is a Premises Licence in place for the following times

Monday- Saturday 10:00 - 00:00
Sunday 12:00 - 23:30

RENT

The passing rent is £155k per annum exclusive

PREMIUM

Offer in excess of £150,000

RATES PAYABLE

circa £70k (2024) -Interested parties are advised to make their own enquiries with the local authority

LOCATION

The property is located in the heart of Covent Garden, on the corner of Shaftesbury Avenue and Neal Street, minutes walk from both Covent Garden and Tottenham Court Road Stations. High Footfall through the daytime and evenings, seven days a week

LEASE TERM

Assignment of lease expiring in January 2032, held INSIDE the Landlord and Tenant Act



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LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC

Full report available on request

VIEWING

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