



# BAR, RESTAURANT, NIGHTCLUB

Ruby Blue - 1 Leicester Place  
London WC2H 7BP

# Ruby Blue - 1 Leicester Place London WC2H 7BP

Ground, First and Second Floors

Rare Opportunity to acquire a flagship site in Leicester Square - Prime Location in the UK's premier restaurant, cinema, nightclub and tourist location - Three world class cinemas nearby with over 50 red carpet events per year - Over 2.5 million people visit Leicester Square each week.

---

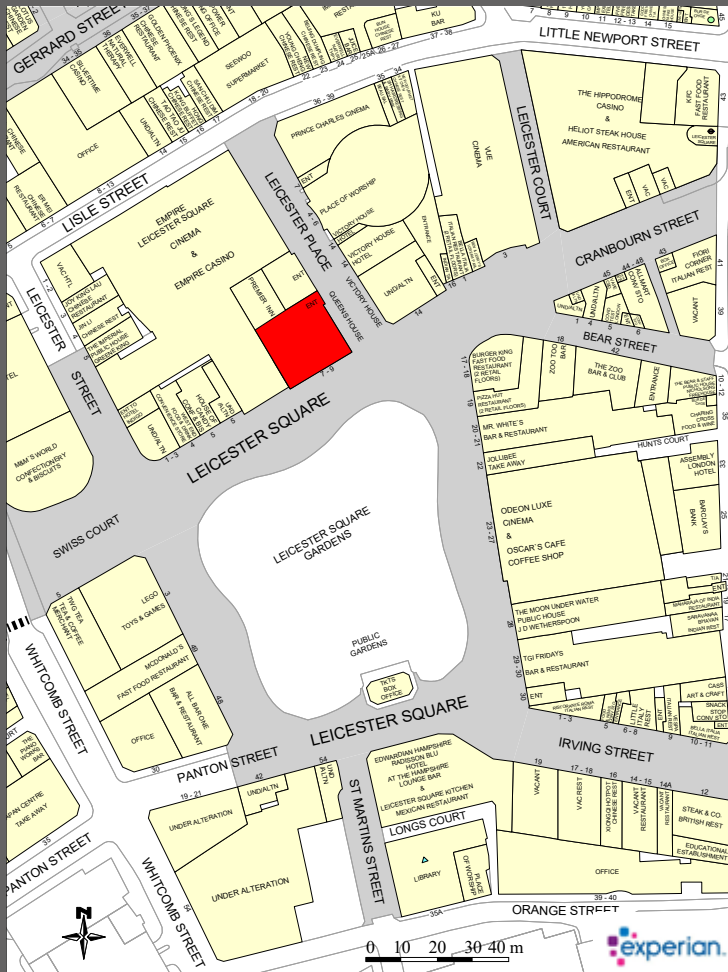
## Restaurant, Bar And Nightclub

- 3am Licence
  - Free of Tie Lease
  - In The Heart Of Leicester Square
    - 8,706 sq ft
    - Overlooking The Gardens
    - With own Private Balcony
  - Lease comes With Landlord And Tenant Rights
- 



## LOCATION

Located overlooking Leicester Square, this world class location benefits from very high pedestrian footfall every day being the heart of London's vibrant West End and regularly on the World stage for film premieres. The premises are close to the Leicester Square Odeon and Vue Cinemas and many internationally famous West End Theatres. In addition, the National Portrait Gallery, Trafalgar Square, Chinatown, and numerous hotels catering to all budgets are all close by. Transport connections are excellent with Leicester Square, Piccadilly Circus, Charing Cross, and Covent Garden stations all a short walk away



## DESCRIPTION

The premises occupy part of the ground, first and second floors of a much larger multi-let building.

The property has the benefit of a balcony which fronts Leicester Square.

## PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises are permitted to sell alcohol Monday until Saturday until 03:00 and 22:30 on Sunday although there is provision via temporary events notices to extend the hours on a Sunday.

## BUSINESS RATES

The Property is entered into the 2023 Rating List with a Rateable Value of £435,000.

## TERMS

The seller is offering the assignment of a full repairing and insuring lease (with security of tenure) at a rent of £715,000 per annum. The lease is for a term of 15 years from 22nd August 2017.

## PREMIUM

The seller requires a premium for the benefit of the lease and their goodwill. Price on application.





## FLOOR AREA

Ground Floor	13.74 sq m	148 sq ft
First Floor	387.40 sq m	4063 sq ft
Second Floor	377.46 sq m	4170 sq ft
External	30.19 sq m	325 sq ft

Total: 808.81 sq m 8706 sq ft



**Murray Commercial**  
Property Consultants

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:  
James Bacon  
Mob: 07501 598 981  
Email: [james@murraycommercial.co.uk](mailto:james@murraycommercial.co.uk)

Murray Commercial for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Murray Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only.