



RESTAURANT PROPERTY

Lease available

Marylebone Short-Term A3 Opportunity

Fully-Fitted Turnkey Opportunity, Close to Baker Street, Low Premium



Marylebone Short-Term A3 Opportunity **Fully-Fitted Turnkey Opportunity with Low Premium** **George Street, Marylebone W1U 8NX**

Approx 2,053 sq ft

Location

Situated along George Street, in between Baker Street and Gloucester Place, amongst occupiers such as Tesco, Blanc Naturally Cleaner, Food Philosophy, Jane Packer, Union, Soho Coffee and ITSU.

This opportunity is fully-fitted, providing a turnkey situation for a restaurant operator.

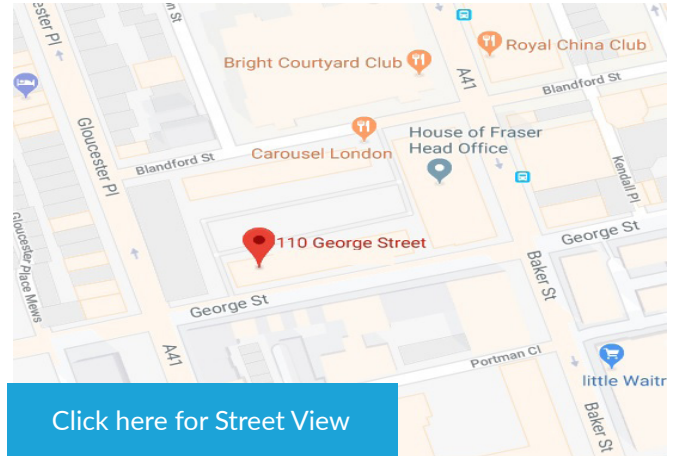
Nearby





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[Click here for Street View](#)

Accommodation

Arranged over ground floor and basement, with the following approx. areas:

| | |
|----------------------------|-------------------------------------|
| Ground Floor Bar & Sales | 674 sq ft |
| Basement Sales & Kitchen | 1,379 sq ft |
| Total Internal Area | 2,053 sq ft (190.80 sq m) |

Rates

We understand that the property is assessed as follows.

| | |
|------------------------|----------------|
| Rateable Value | £62,000 |
| Payable 2017/18 | £29,698 |

Interested parties are advised to verify with the Local Rating Authority.

Lease

Assignment of lease, expiring March 2023 at a current rental of £65,000 pax. There is a landlord break option in March 2020, **with £31,000 compensation payable by the landlord if operated.** The lease is held outside the Landlord & Tenant Act 1954.

EPC

An Energy Performance Certificate is available upon request.

Licence

Sale of Alcohol: Mon-Sat 12:00am (11:30pm Sun)
Late Night Refreshment: Mon-Sat 12:30am (12am Sun)

Legal costs

Incoming party to bear all legal costs.

Premium

£35,000, for the benefit of the leasehold interest.
Fixtures and fittings to be agreed.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

| | |
|------------------------------------------------------------|------------------------------------------------------------|
| Theo Benedyk | Saul Fierstone |
| DD: 020 7009 0486 | DD: 020 7009 0481 |
| tb@lewisraig.co.uk | sf@lewisraig.co.uk |

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.