



**DAVIS
COFFER
LYONS**

**STAFF UNAWARE: 2,300 SQ FT RESTAURANT FOR SALE
EXCEPTIONAL FIT OUT & OUTSIDE SEATING, LEICESTER SQ**



16 Irving Street, London, WC2H 7AU

Location

Situated immediately off Leicester Square, towards the National Portrait Gallery and Covent Garden, Irving Street benefits from a significant tourist footfall. The area is one of London's main focal points for tourists with a significant number of attractions including Casinos, flagship cinemas, and international retailers and restaurant brands. For a better understanding of the location please review [Google Street View](#)

Description

The restaurant is arranged over ground floor and basement with an attractive outside seating area on Irving Street. Internally, the premises are fully fitted to an exceptional standard and would be easily altered to a number of restaurant formats with extraction on both ground floor and basement. Benefitting from 84 covers (plus 20 external) there is a show kitchen to the rear and the basement comprise further seating / private dining, toilets and full kitchens. We understand the approximate Gross Internal Area to be:

Ground	1,029 sq ft	95.6 sq m
Basement	1,277 sq ft	118.6 sq m
Total	2,306 sq ft	214.20 sq m

Tenure

The premises are held on a lease for 10 years from 27 September 2017 within the renewal provisions of the 1954 L&T Act subject to five yearly rent reviews. The current passing rent is £250,000 pa

Premium

Premium offers are sought for the benefit of the leasehold interest, premises license and fixtures and fittings in situ. Please call to discuss.

Planning and Licensing

The lease permits A3 restaurant use and there is planning permission in place. The premises benefit from a licence allowing the serving of alcohol with food as follows:

Monday to Thursday	10.00am to 23.30pm
Friday to Saturday	10.00am to 00.00am
Sunday	12.00am to 22.30pm

Further Details

An EPC has been commissioned and can be arranged request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent
Davis Coffey Lyons: dcl.co.uk

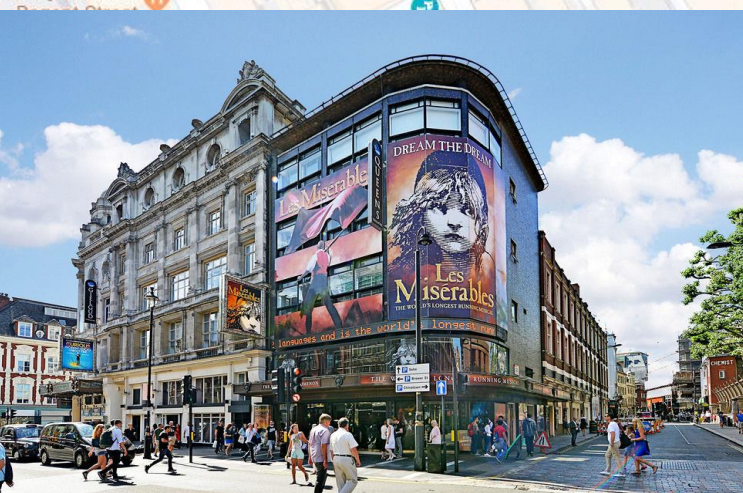
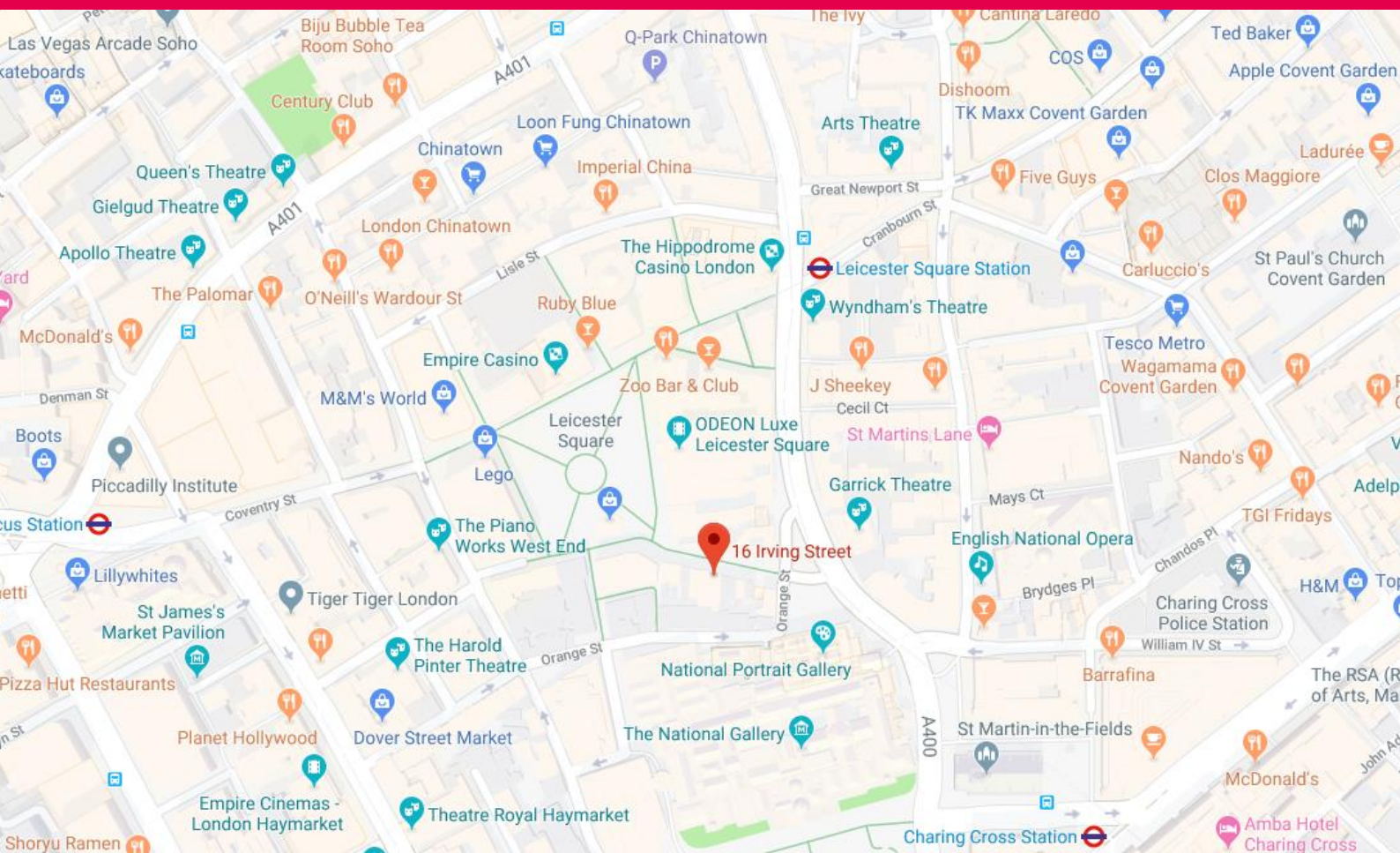
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