



Sanderson
Weatherall

PRIME RESTAURANT LEASE FOR SALE - A3 (PARTIAL A1) CONSENT
CONFIDENTIAL - STAFF UNAWARE



67 CHARLOTTE STREET, LONDON, W1T 4PH

sw.co.uk



Prime Fitzrovia Location

Extensive Residential Accommodation
Potential to Sub-let

A3 (partial A1) Planning Consent

Location

Charlotte Street is located in the heart of Fitzrovia, an area known for creative industries, architects and media. Charlotte Street is synonymous with some of London's best restaurants, cafes and bars with notable occupiers include **Roka, Gaucho, Kazu, Mere, Pied a Terre** and **Senor Cevice**. The property is located to the north of the junction with Goodge Street, close to the junction with Tottenham Street.

Description

The property is arranged as a restaurant on ground and basement floors with a kitchen on lower ground floor. There is a retail area at the front of the ground floor which could be incorporated into the restaurant, subject to planning and Landlord's consent. There are WC's and staff facilities in the basement as well as access to the street via a staircase to the front of the property.

The first, second and third floors are self-contained and provide the following:

First Floor: Reception, Office and Roof Terrace

Second Floor: Reception, Kitchen, Bathroom and Bedroom

Third Floor: Studio Flat providing a Lounge/Bedroom, Kitchen and WC

Lease

16 year FRI Lease from 25th December 2015 subject to rent reviews on 25th December 2019 and 4 yearly thereafter. The Lease permits sub-letting of the 1st, 2nd and 3rd floors on an AST which could reduce the net rent payable.

Rent

£88,000 per annum exclusive

Premium

Offers in excess of £150,000.

Rates

Rateable Value: £92,000

Rates Payable (2019/2020): £46,368

Council Tax

Band G

Council Tax (2019/2020): £2,603.92

Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.



VAT

All prices quoted are exclusive of VAT.

Accommodation

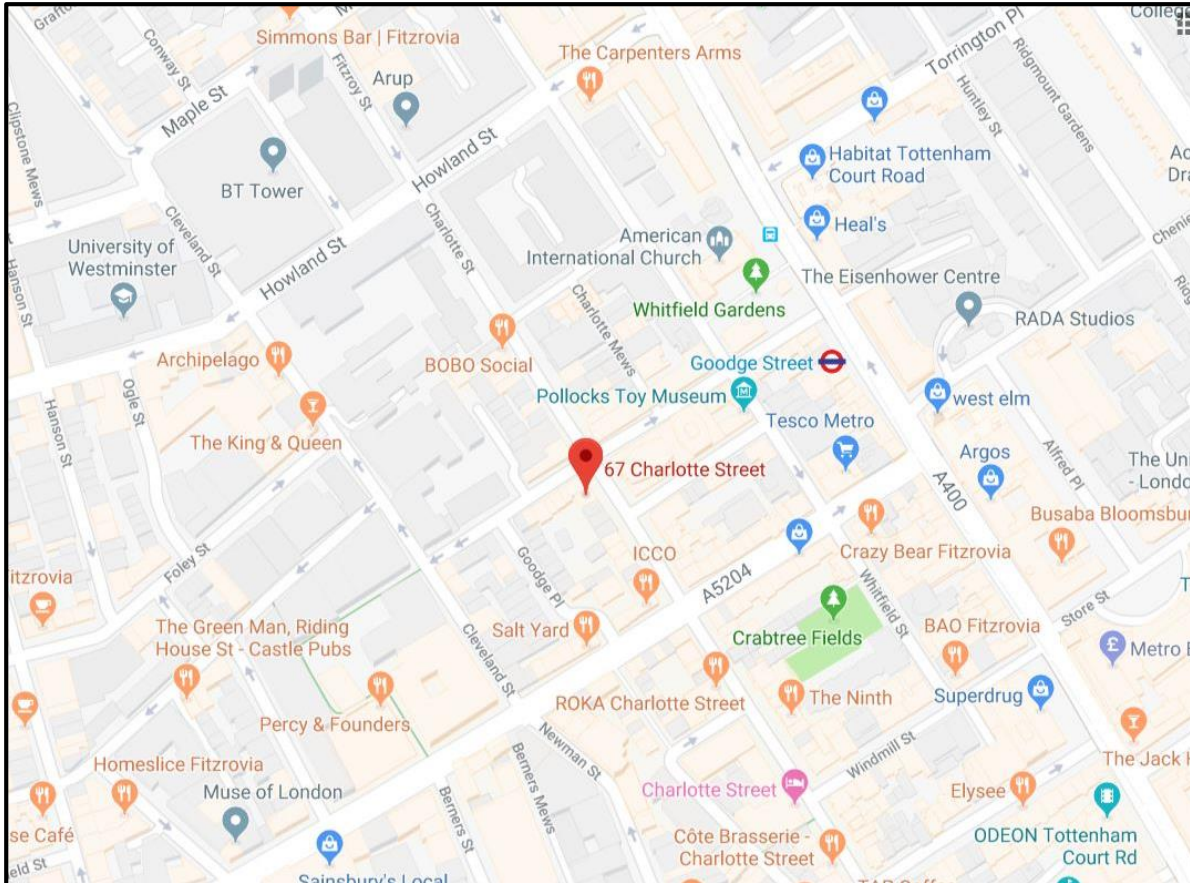
Description	Metric	Imperial
Ground Floor Retail	43.79 sq m	471 sq ft
Ground Floor Restaurant	30.91 sq m	333 sq ft
Lower Ground Floor Kitchen	30.92 sq m	333 sq ft
Basement Restaurant	66.52 sq m	716 sq ft
Total	172.14 sq m	1,853 sq ft

First Floor Residential	42.63 sq m	459 sq ft
Second Floor Residential	39.49 sq m	425 sq ft
Third Floor Residential	38.52 sq m	415 sq ft
Total	120.64 sq m	1,299 sq ft

Costs

Each party is to be responsible for its own legal and professional costs.





Viewing and further information:

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