

STRICTLY PRIVATE & CONFIDENTIAL, STAFF UNAWARE

UNIQUE RESTAURANT & BAR OPPORTUNITY AT WESTFIELD STRATFORD



LOCATION

Striking restaurant and bar located in a prime footfall location on the ground floor, outer mall of one of the highest ranked Shopping Centres in the UK - Westfield Stratford City. With over 45 million annual visitors and over 300 shops and cafes. Generating an approximate £1.1 billion in sales per annum.

The unit is found in close proximity to John Lewis, Allsaints, Urban Outfitters, Hugo Boss, Zara Home & Café Concerto.

With circa 206 covers, shared over ground floor, mezzanine and outside terrace as well as a late 12:30am license.

GROSS INTERNAL AREAS

Ground Floor:	2,150ft ² /199.7m ²
First Floor:	1,900ft ² /176.5m ²
TOTAL:	4,050ft²/376.2m²

FINANCIAL PROVISIONS

Rent: £200,000 per annum exclusive.
Service charge: £70,484 per annum.
Rates: £74,408 per annum

PREMIUM

Offers invited.

LEASE TERMS

The premises are held on an existing lease outside the Landlord & Tenant Act for a term of 15 years from 1st April 2011. With Rent Reviews scheduled every 5 years, with the next review due April 2021.

COVERS

The unit is able to service approximately 206 customers
Ground floor: 92 covers
First floor: 76 covers
Terrace: 38 covers

LEGAL COSTS

Each party to bear its own costs.

USE

A3 of the Town and Country Planning Act (Use Classes) Order 1987 (as amended)

LICENSE

Monday – Sunday: 9:00-00:30

Licensable activities include:

- Supply of alcohol
- Performance of recorded music
- Facilities for making music
- Late night refreshment

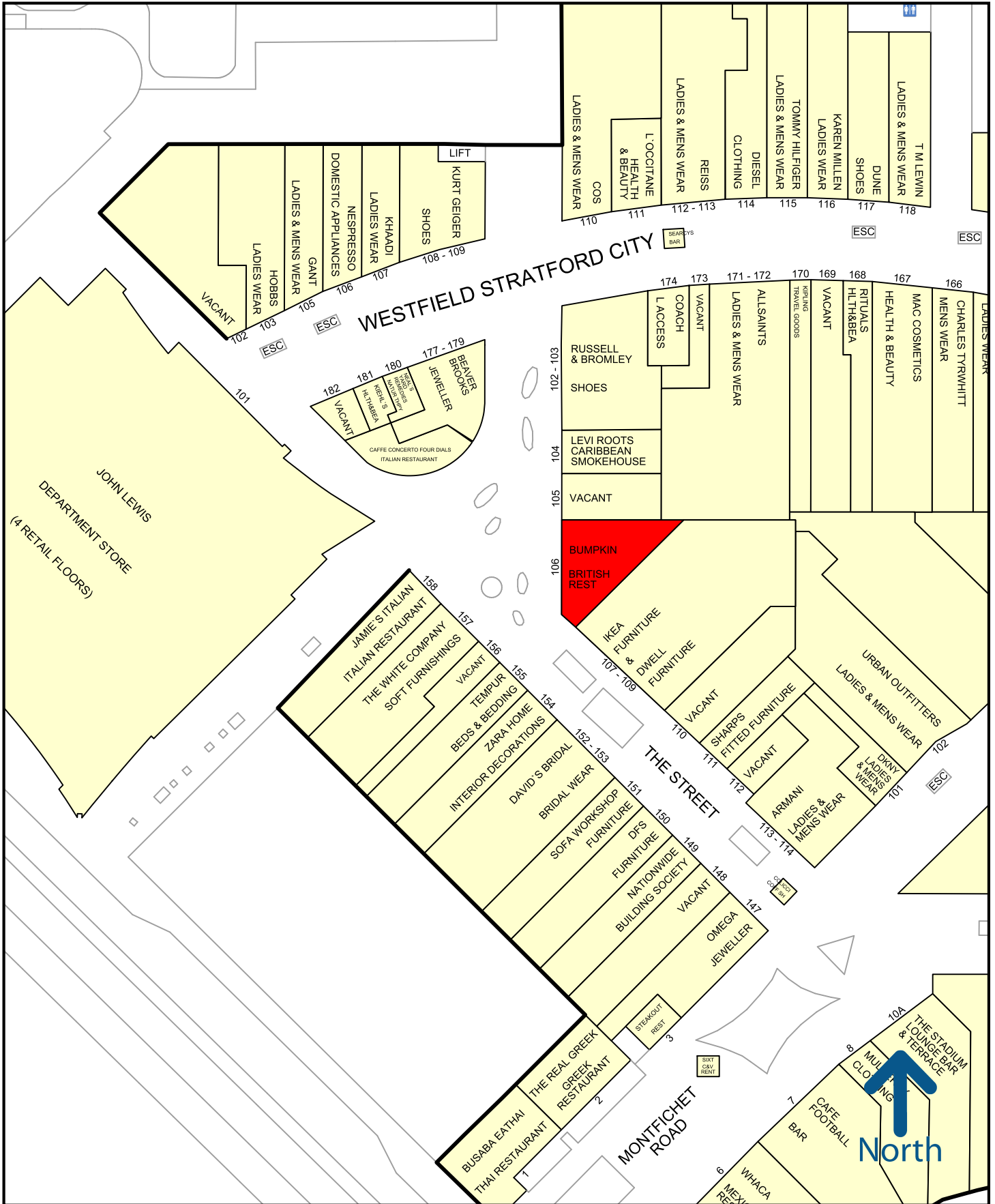
Viewing:

Strictly by appointment with sole agents
James Andrew International.

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50 metres

Experian Goad Plan Created: 11/07/2019
Created By: James Andrew International

