



28 Westferry Circus

London, E14 8RR

Prime Riverside Restaurant/Bar

5,821 sq ft
(540.79 sq m)

- Overlooking the Thames at Canary Wharf
- Large Outside Seating Area
- Approx. 160 Internal Covers
- Part Fitted Premises
- Heavy Commuter and Resident Footfall

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Summary

Available Size	5,821 sq ft
Rent	£240,000 per sq ft PLUS £10,000 pa for the outside seating area
EPC Rating	Upon enquiry

Description

The premises are partially fitted on ground and basement. The kitchen is located on the ground floor which can accommodate approximately 160 covers. The basement houses storage and toilets. The large outside seating area can accommodate an additional 50 covers.

Location

The restaurant is situated in a prominent position in Westferry Circus, in the heart of London's financial district of Canary Wharf. The premises overlook the River Thames and are immediately opposite the Canary Wharf Ferry Terminal. Nearby operators include The Royal China, Gaucho, a soon to open Korean Barbecue restaurant, Café Brera and Mala, all part of the thriving Canary Riverside Estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,437	319.31
Basement	1,384	128.58
Outdoor - Seating Area	1,000	92.90
Total	5,821	540.79

Tenure

A new FRI lease, terms to be agreed.

Quoting Rent

Offers in the region of £240,000 per annum exclusive. There is an additional licence fee of £10,000 per annum for the outdoor seating area.

VAT

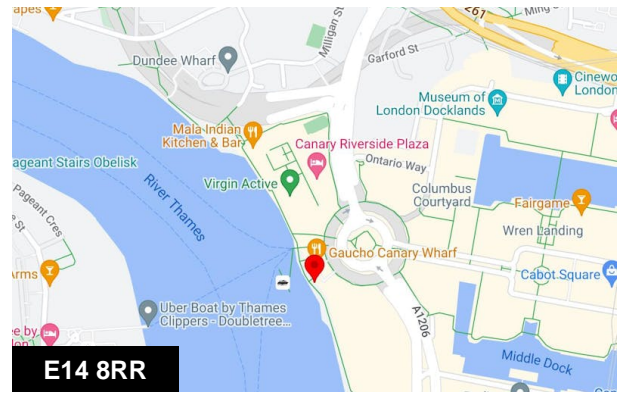
VAT may be applicable to the rent and other considerations.

Planning/Licence

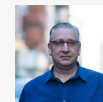
The premises benefit from E Class planning use and the letting will be subject to a successful application for a suitable premises licence with standard restaurant hours and conditions.

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



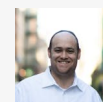
Viewing & Further Information



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