

# A3 Restaurant Lease For Sale

## Covent Garden, London WC2E



### Location

 [View on map](#)

The premises occupy a prominent corner unit on the junction of Bow Lane and Floral Street. Covent Garden boasts an abundance of tourists, residents & office workers. The surrounding areas are a prime destination for shoppers, with Covent Garden Piazza & Seven Dials both within close proximity. Nearby leisure operators consist of Pizza Express, Zizzi, Busaba Eathai and The Royal opera House.

### Description

The premises are fully fitted as a Ballet themed Italian restaurant, laid out over ground floor and basement levels. The trading area on the ground floor is arranged to accommodate approximately 80 covers with a large central bar area. The basement contains all back of house areas; kitchens, dry store, staff changing rooms as well as male, female & staff WC's. The premises also benefit from a dumbwaiter connecting both floors.

### Floor Areas

Ground Floor:	93.88 sq m / 1010 sq ft
Basement:	88.5 sq m / 952 sq ft
Total:	182.38 sq m / 1962 sq ft

### Tenure

An assignment of our clients Full Repairing and Insuring lease for a term of 20 years from December 2013, subject to 5 yearly rent reviews. It is understood that the lease is granted inside the security of tenure provisions of The Landlord and Tenant Act 1954, part two as amended.

### Rent

£110,000 per annum exclusive.

### VAT

All prices quoted may be subject to VAT if applicable.

### Premium

Offers in excess of £650,000.

### Licence/Planning

The premises benefit from A3 planning use and a premises license is in place allowing the sale of alcohol during the following hours:

Monday-Sunday: 10.00am - 11.30pm.

### Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

### 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.

### Viewings

Through the vendor's sole agent:

CDG Leisure (Attention of David Kornbluth)

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**a:** 3-5 Bateman Street, London W1D 4AG  
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**"If you want to go fast,  
go alone. If you want to  
go far, go together."**

African Proverb