

Prime Nightclub Lease For Sale

**Embankment,
London WC2.**



Location

 [View on map](#)

This premises is prominently located in a prime position off Embankment. The property is just off Villiers Street entrance of Embankment Tube station. The immediate location boasts a multi-tude of operators such as the Playhouse Theatre and the Savoy Hotel to name but a few. Transport links are excellent with Embankment station being a 1 minute walk away.

Description

The premises are fully fitted to a high standard which trades over ground floor and Basement. The ground floor provides a lounge bar with booth seating area, as well as a fitted bar. The basement provides a large bar with a DJ booth and dance floor with more seating areas. The toilets are located on the first floor, where there is also a kitchen and office space.

Floor Areas

Ground Floor:	145 sqm / 1,562 sq ft
Basement:	347 sqm / 3,732 sqft
First Floor:	98 sqm / 1,052 sqft
Mezzanine:	69 sqm / 743 sqft
Total:	659 sqm / 7,089 sqft

Tenure

We are offering an assignment of the existing Full Repairing and Insuring lease for a term of 25 years from 5th August 1999 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.

Rent

£220,000 per annum exclusive.

Premium

Upon Application.

Licence/Planning

The premises benefits from A4 planning with a premises license in place. To supply alcohol with or without a table provision at the following hours:

Monday to Tuesday : 9:00am to 03:00am

Wednesday to Saturday: 9:00am to 04:00am

Sunday: 9:00am to 02:00am.

Confidentiality

This letting 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 Emma Cousins)

e: emma@cdgleisure.com

m: 07808 331 678

t: 020 7100 5520

a: 3-5 Bateman Street, London W1D 4AG

w: cdgleisure.com