



RESTAURANT PROPERTY

INTERNATIONAL LEISURE SPECIALISTS

T 020 7935 2222

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A1 CAFE * HEART OF SOHO



Mojo Juice Bar & Café

8 D'Arblay Street
Soho
London
W1F 8DP

FULLY FITTED

LOCATION

Here we feature a new, fantastic property based in the heart of Soho. The property is located equidistant from Oxford Circus Station and Tottenham Court Station. The area is extremely busy due to it being in a popular tourist zone and surrounded by offices, bars, cafés and restaurants.

Nearby occupiers include: Ember Yard, Franco Manca, Blanchette, Bodean's, The Breakfast Club, Barrio and Pho.

ACCOMODATION

The premises are arranged at ground floor and providing the following approximate areas:

Ground Floor	521 SQ FT
Basement	461 SQ FT
TOTAL	982 SQ FT

LEASE

The premises are available by way of assignment of the existing Fully Repairing and Insuring lease expiring 17th January 2020, within the provisions of the Landlord and Tenant The Act 1954, subject to five yearly rent reviews.

Note: There is a 2016 rent review still outstanding.

RENT

£58,000 per annum exclusive

PREMIUM

Offers Invited

OPENING HOURS

Monday - Saturday: 07:30 - 22:30
Sunday: 09:00 - 21:30

PLANNING

The premises benefit from A1 Use Class

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

RATES

We have been verbally informed by the local authority:

2010-2016

Rateable Value: £45,750

Rates Payable: £22,052

All parties are advised to confirm the above with Westminster City Council.

EPC

A EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



FOR VIEWINGS PLEASE CONTACT

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SUBJECT TO CONTRACT