



# RESTAURANT PROPERTY

INTERNATIONAL LEISURE SPECIALISTS

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## A3 LEASE FOR SALE \* STRICTLY CONFIDENTIAL



### Sports Bar & Grill, 36-40 Rupert Street, London, W1D 6DW

#### LOCATION

Rupert Street is a busy thoroughfare located just off Shaftesbury Avenue opposite the Apollo Theatre and the London Trocadero. The surrounding area is buzzing with a wealth of shoppers, tourists, theatre goers and office workers both day and night.

The property is adjacent to the highly acclaimed Palomar and with other nearby operators including Caffè Concerto, Franco's Pizzeria, Brindisa, Yo! Sushi, Ed's Diner and Bubba Shrimp.

#### LEASE

The premises are available by way of an assignment of the existing 15 year Fully Repairing and Insuring lease due to expire on 28th September 2025, subject to 5 yearly upward only rent reviews, held inside the landlord and tenant act 1954.

#### ACCOMMODATION

The premises are fitted out to a high standard and are arranged at first floor, ground floor and basement providing the following approximate areas:

First Floor	2,127 SQ FT
Ground Floor	2,346 SQ FT
Basement	1,143 SQ FT
<b>TOTAL</b>	<b>5,616 SQ FT</b>

#### RENT

£375,000 per annum exclusive

#### PREMIUM

Guide £500,000 for the benefit of the license and fixtures & fittings.

#### PLANNING

The property benefits from A3 use.

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.

## LICENSING

The premises benefits from a licence to sell alcohol Monday – Saturday until 01:00 and Sunday until 00:30.

## EPC

A EPC is available upon request.

## LEGAL COSTS

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

## RATES

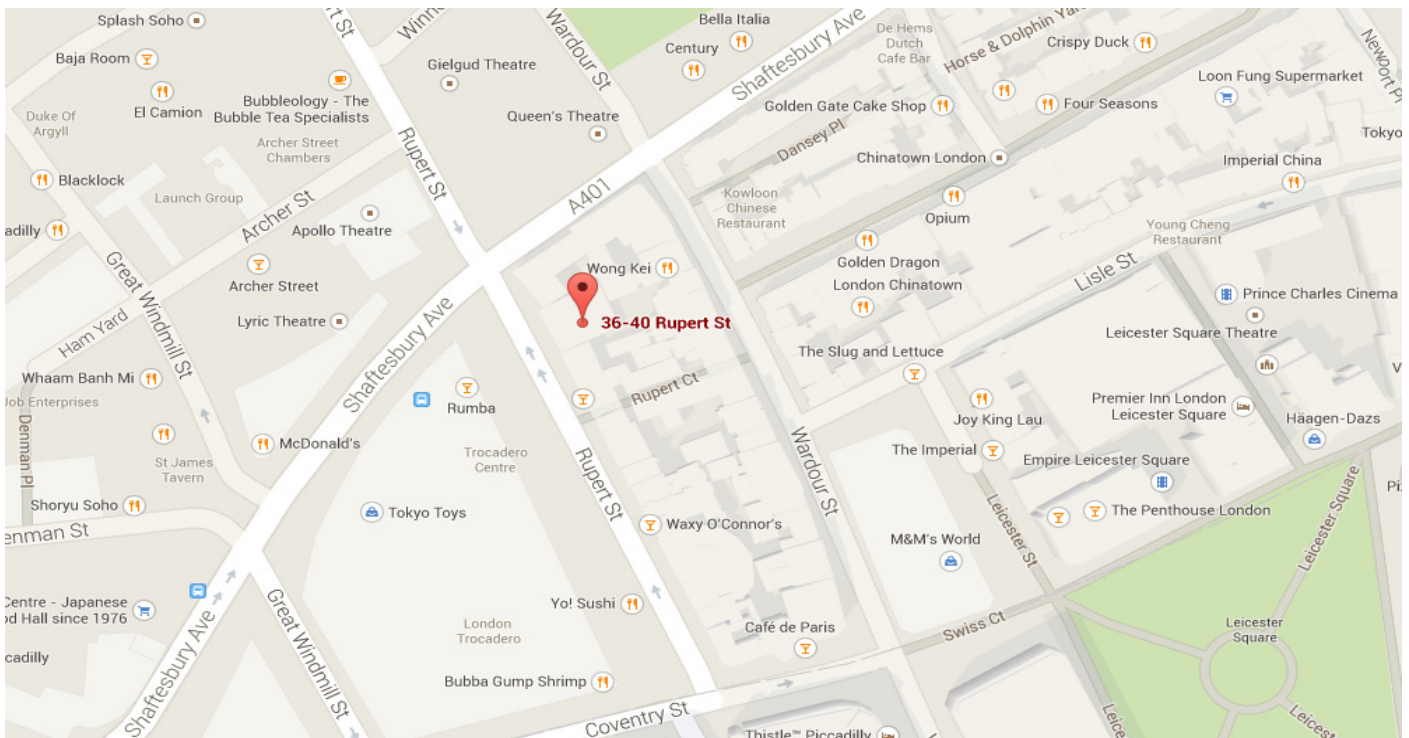
We have been verbally informed by the local authority:

2013-2014

Rateable Value: £282,500

Rates Payable: £136,165

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



## FOR VIEWINGS PLEASE CONTACT

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### GUY MARKS

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## SUBJECT TO CONTRACT