



**Lambert
Smith
Hampton**

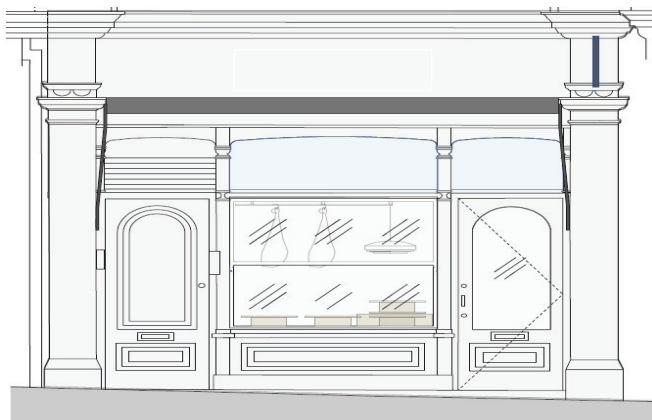
020 7198 2000
www.lsh.co.uk

Lease for Sale

A3 Restaurant Leashold For Sale

Confidential - Staff Unaware

Villiers Street, London, WC2



Location

The property is located on the Eastern side of Villiers Street, a busy thoroughfare situated in the heart of Central London. Villiers Street is adjacent to Charing Cross mainline rail station, connecting The Strand with Embankment Underground Station.

The street benefits from a consistently high footfall from commuters and tourists, with Covent Garden a short walk to the North.

Neighbouring occupiers include Starbucks, Holland and Barratt, Gordons Wine Bar, Wasabi, Itsu, Five Guys, Pret a Manger and All Bar One.

Description

The available premises comprise ground floor and basement restaurant space.

The property has been recently refurbished and is in a good trading condition (list of fixtures, fittings and equipment available upon request).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Floor Areas	SQ FT	SQ M
Ground Floor	488	45.3
Basement	435	40.4
TOTAL	923	85.7

Business Rates

We have been advised by the local authority that the premises are assessed as follows:

Rateable Value 2017: £136,000

Rates Payable (17/18): £53,293

Interested parties should verify the rates payable by contacting the local authority, City of Westminster.

Terms

The subject premises are held on a lease expiring 09 April 2038 and are available by way of assignment. The current passing rent is £135,000.

Premium offers in excess of £400,000 are invited for this property.

Use

The property may be used for restaurant purposes and current has an A3 consent under the Town and Country Planning (Use Classes) Order 1987.

Licence

Licence to sell alcohol in place during opening hours:

Monday to Saturday: 10:00 to 00:30

Sunday: 12:00 to 00:00

EPC

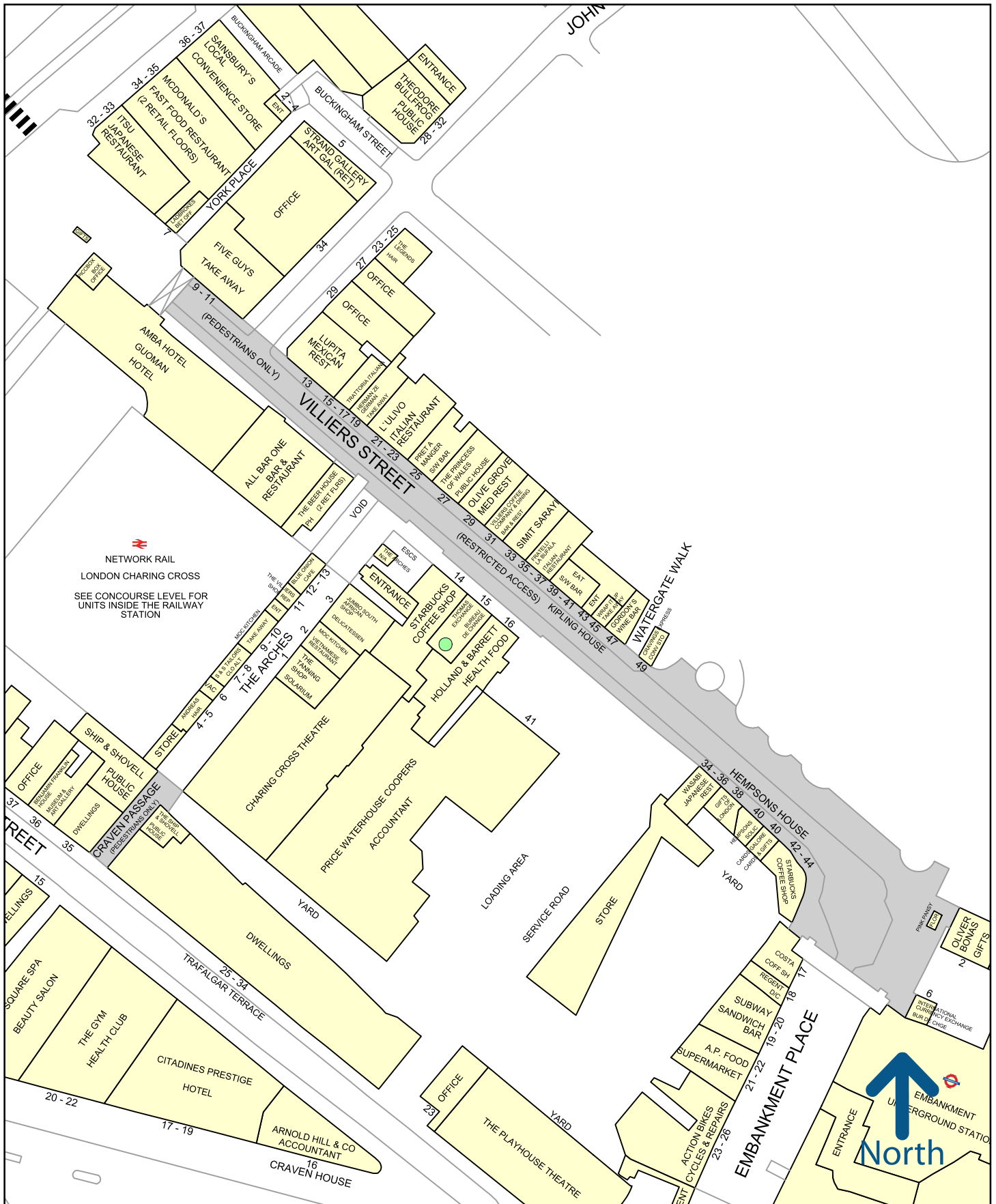
Available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Daniel Morgan
Lambert Smith Hampton
0207 198 2170
dmorgan@lsh.co.uk

Alex Lowry
Lambert Smith Hampton
0207 198 2232
alowry@lsh.co.uk



NETWORK RAIL
LONDON CHARING CROSS
SEE CONCOURSE LEVEL FOR
UNITS INSIDE THE RAILWAY
STATION



50 metres

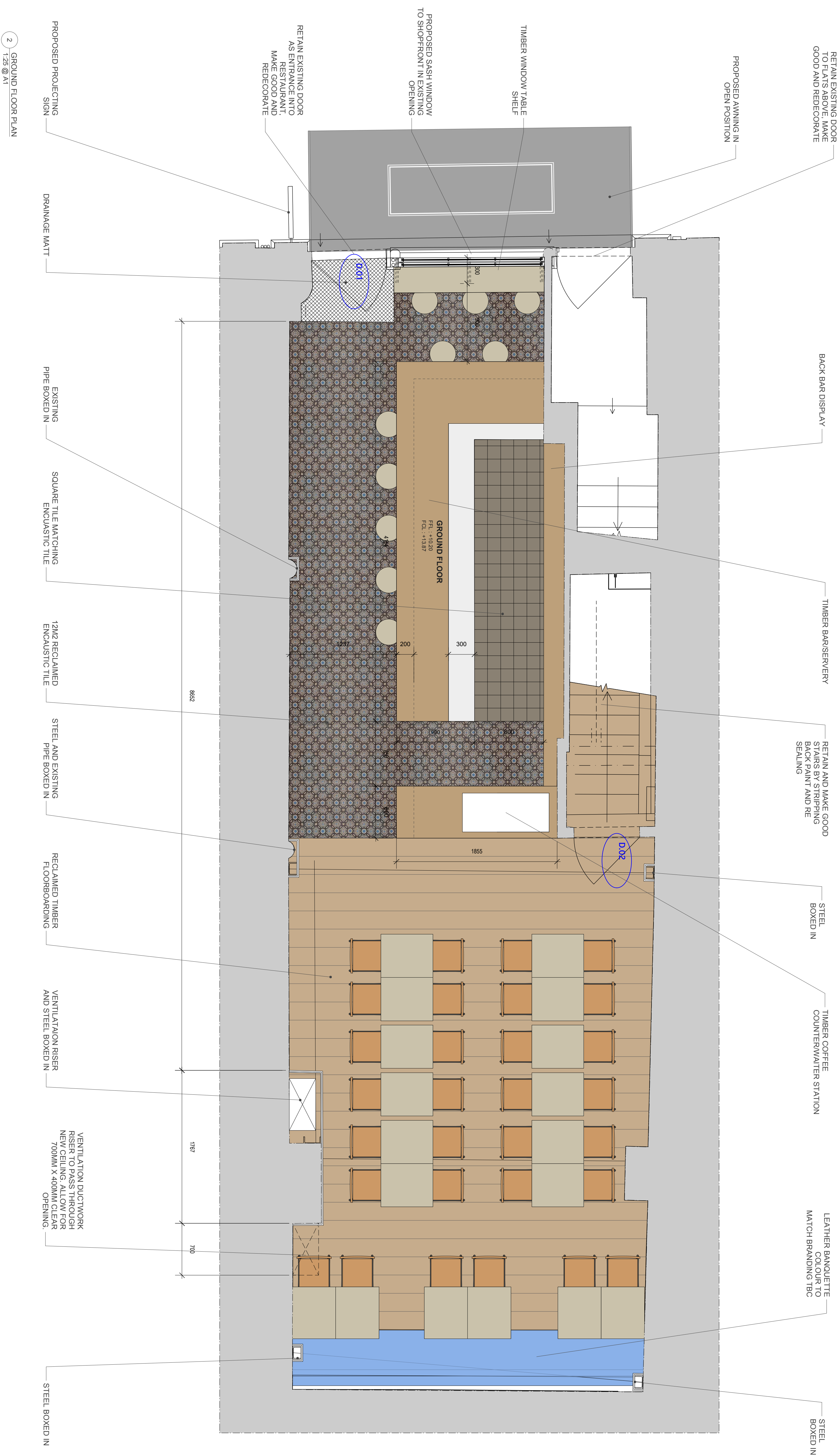
Experian Goad Plan Created: 08/02/2017
Created By: Lambert Smith Hampton



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w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

KEY:



REVIEWS
REV A: UPDATED FINISHES
REV B: UPDATED FINISHES
REV C: UPDATED FINISHES
REV D: UPDATED SCALE & FINISHES

Drawing Title:	PROPOSED GROUND FLOOR PLAN		
Scale:	1:25 @ A1	Revision Date:	03/02/2014
Drawing No:	13039/211	Drawn By:	EUJ/LM
		Checked by:	Revision: D

DO NOT SCALE FROM DRAWING. ALL DIMS TO BE CHECKED ON SITE. REPORT OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IMMEDIATELY

KEY:

PROPOSED WORKS

SOUND EMISSION FROM
PREMESIS TO COMPLY AND
NOT EXCEED WITH COUNCIL
POLICY

REVISIONS
REV A : 140204 - UPDATED AWNING

Client:	Date Created:
	18/03/2013

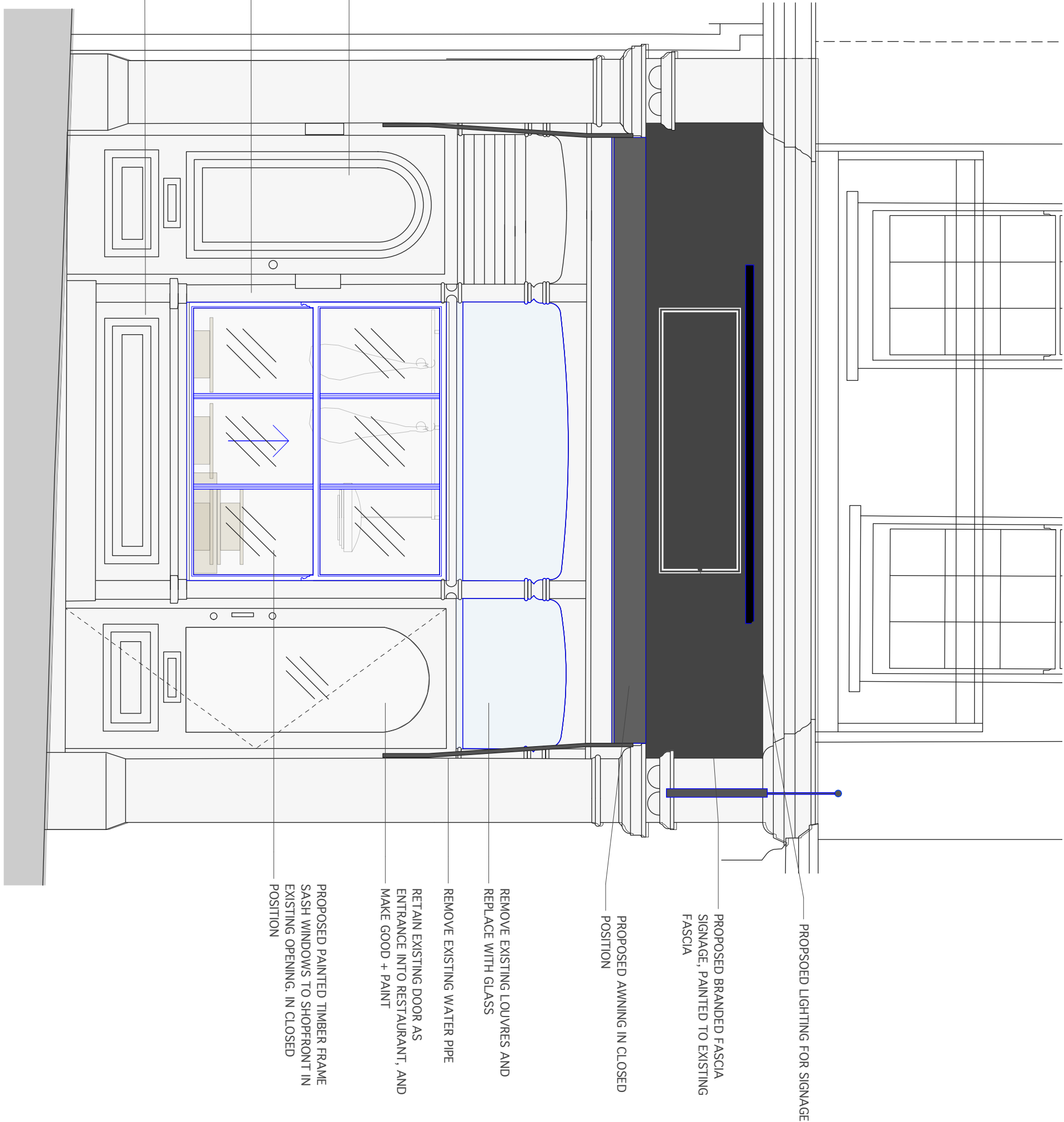
Project:	
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Drawing Title:	
PROPOSED SHOPFRONT ELEVATION	

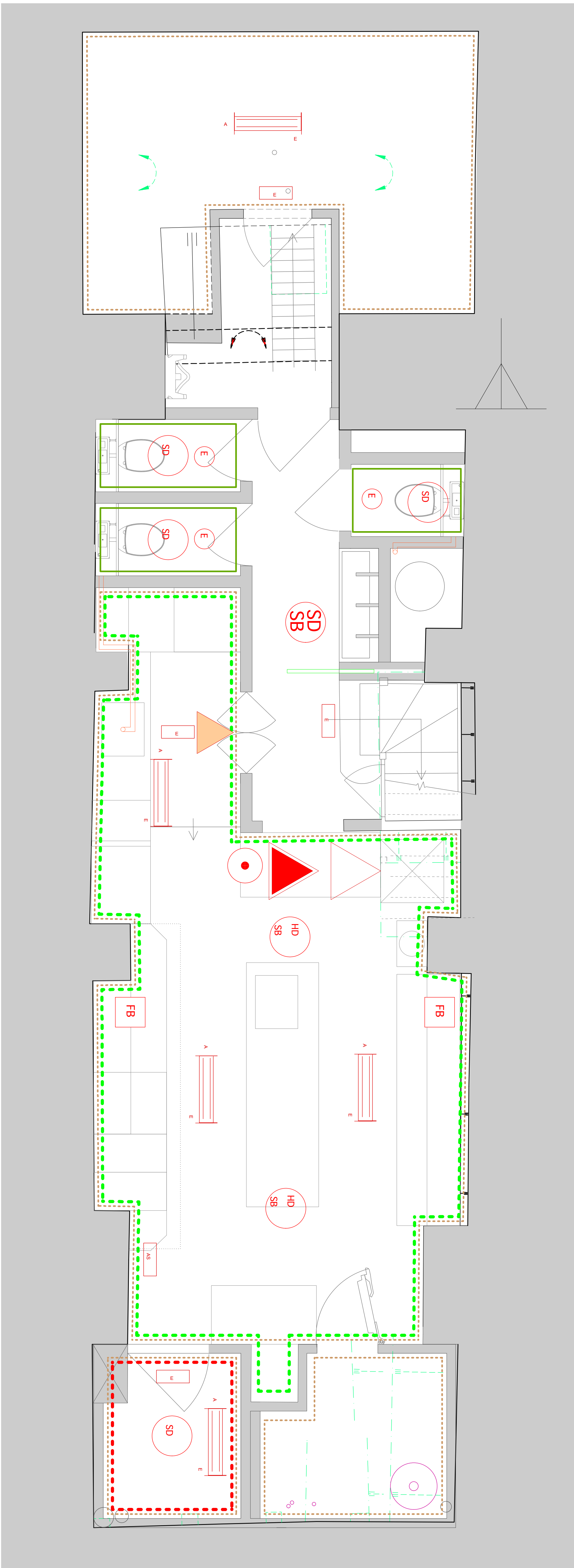
Scale:	Revision Date:
1:25 @ A3	04/02/2014

Drawing No:	Drawn By:	Checked by:	Revision:
13039/226	EU/IM		A

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KEY:



KEY TO AREAS:

Area to be licensed for late night refreshments and sale of alcohol

Kitchen area

Toilet area

Entrances and emergency exits

ASSUME ALL FIRE PROTECTION TO UNIT PERIMETER IS RETAINED

- 30 MIN FIRE RATING
- 60 MIN FIRE RATING

KEY TO FIRE ALARM AND SAFETY EQUIPMENT:

FIRE ALARM PANEL

CALL POINT

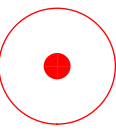
SMOKE DETECTOR SOUNDER BEACON

SDSB

SMOKE DETECTOR

HEAT DETECTOR (FIXED TEMP)

HEAT DETECTOR/SOUNDER



INTERFACE

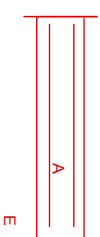
IP 65 TS HF 35 WATT FLUORESCENT FITTINGS

E DENOTES OWN EMERGENCY PACK

3 HOUR EMERGENCY EXIT BOX

ANSUL SYSTEM

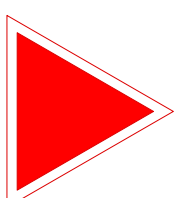
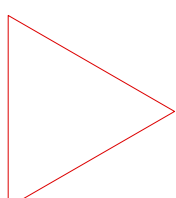
EMERGENCY LIGHT



FOAM EXTINGUISHER

CO2 EXTINGUISHER

FIRE BLANKET IN CONTAINER



Drawing Title:
PROPOSED BASEMENT LICENCE PLAN

Scale:
1:25 @ A1

Revision Date:
08/02/14

Revision No:
13039/250

Drawn By:
EU/LM

Checked by:
Revision:
D

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