

Soho, W1 Restaurant - To Let



FORMER GAY HUSSAR, 2 GREEK STREET, SOHO, LONDON, W1D 4NB

- New letting opportunity for the whole building trading over three floors
- Situated in Soho circa 200 metres from Tottenham Court Road underground (future Elizabeth Line)
- Attractive property with a longstanding history as a restaurant
- Within close proximity of Soho Square and Oxford Street
- Nearby occupiers include 10 Greek Street and Lina Stores
- Gross internal area approximately 231 sq m (2,484 sq ft)

AVAILABLE AS A NEW LEASE

SEEKING RENTAL OFFERS IN EXCESS OF £125,000 PER ANNUM EXCLUSIVE

SUBJECT TO CONTRACT – joint letting agents with Savills

LONL399

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Location

The property is situated on Greek Street near Soho Square within an area administered by Westminster City Council. Nearby occupiers include Bonnie Gull, House of St Barnabas and Simmons. The local area is due to benefit from Tottenham Court Road (circa 200 metres north east) featuring as a station on the Elizabeth Line from late 2018.

The Elizabeth Line will serve 41 stations with 10 new stations including Tottenham Court Road. It is estimated that an additional 1.5 million people will be within 45 minutes of central London as a result of the Elizabeth Line which will link London's key employment, leisure and business districts – Heathrow, West End, the City, Docklands – enabling further economic development.

When complete, Tottenham Court Road will be one of London's busiest stations, offering an interchange between the Northern, Central and Elizabeth line services with more than 200,000 passengers passing through the station every day.

A location plan is enclosed.

Description

The building comprises a restaurant trading over ground, first and second floors with ancillary accommodation on the third floor. There is a trade kitchen in the basement. The accommodation is summarised as follows:-

Ground Floor-	Dining area comprising approximately 40 covers, bar servery and storage areas. Approximate Gross Internal Area: 50 sq m (538 sq ft)
First Floor-	Private dining area (25 covers), bar servery, customer WCs and storage areas. Approximate Gross Internal Area: 48 sq m (516 sq ft)
Second Floor-	Function room (12 covers), wine store, plant room and fire escape. Approximate Gross Internal Area: 34 sq m (365 sq ft)
Third Floor-	Office, staff changing area / storage. Approximate Gross Internal Area: 35 sq m (376 sq ft)
Basement-	Trade kitchen, storage areas. Approximate Gross Internal Area (including vaults): 64 sq m (689 sq ft)
	Total Approximate Gross Internal Area: 231 sq m (2,484 sq ft)

Floor plans can be viewed overleaf and available in PDF.

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of Westminster City Council it has been established that the property has a Premises Licence permitting the sale of alcohol from 11:00 am until 11:30 pm Monday to Thursday, until 12:00 am Friday and Saturday and from 12:00 pm until 11:30 pm on Sunday.

Rating Assessment

The property is listed within the current (2017) Rating List as a Restaurant and Premises and has a Rateable Value of £90,500.

Tenure

The property is offered by way of a new full repairing and insuring lease with an anticipated lease term of 20 years subject to five yearly upward only rent reviews. The Landlord is seeking rental offers in excess of £125,000 per annum Subject to Contract. Detailed terms by negotiation.

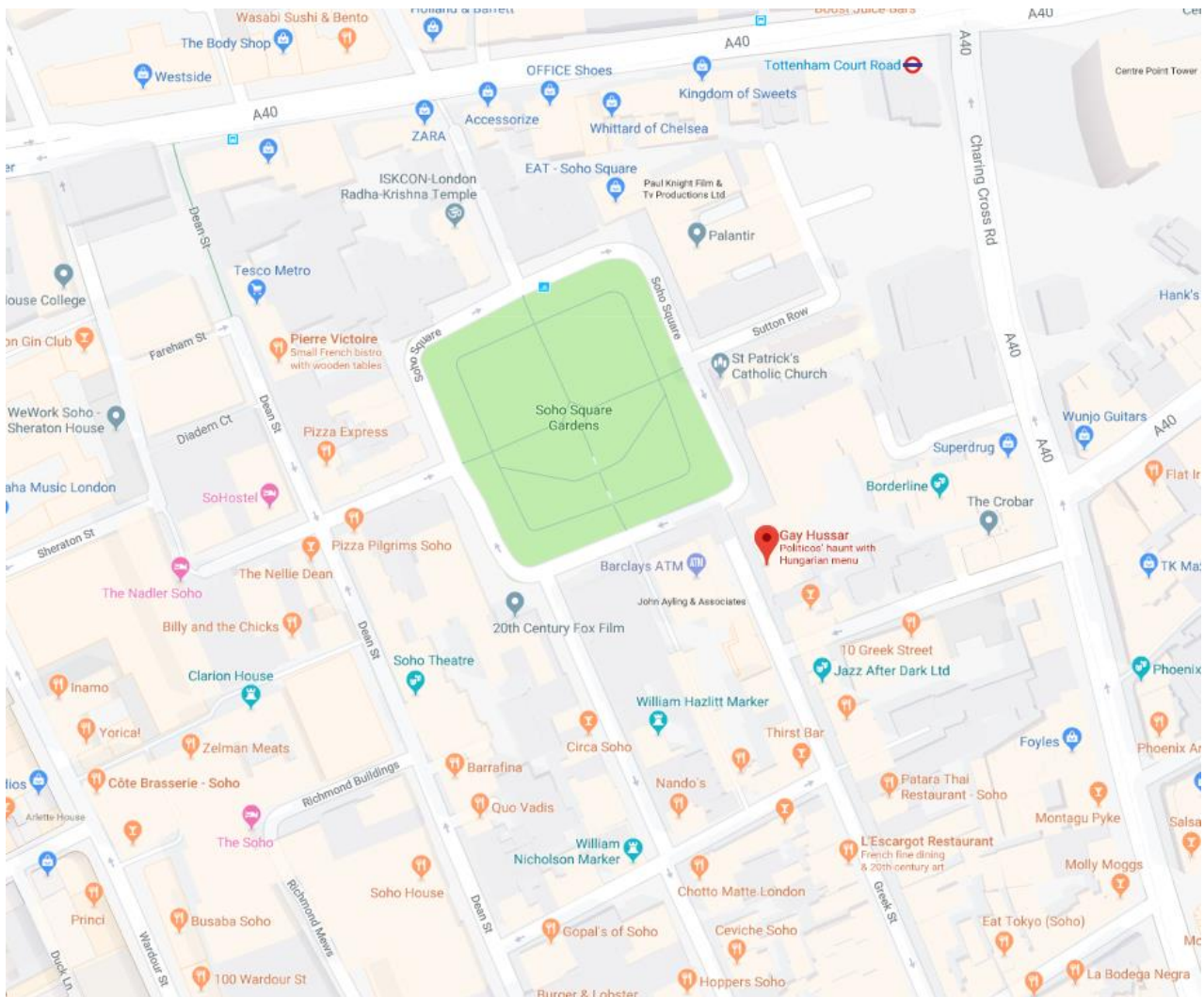
Further Information & Viewing

For further information, please contact Michael Penfold of the joint selling agents AG&G on 020 7836 7826 or michael.penfold@agg.uk.com

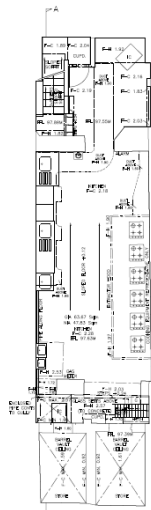
Alternatively, please contact Benjamin Ashe of Savills on 020 7758 3889 or BAsh@savills.com

EPC

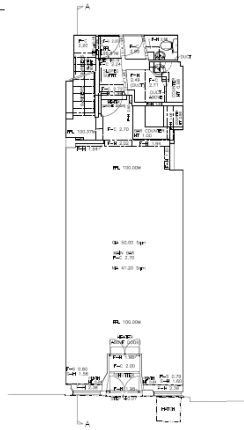
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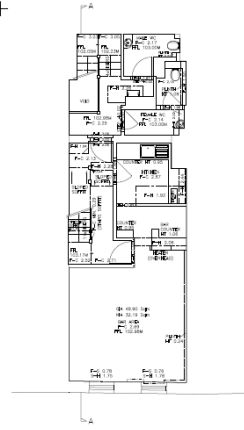
Google Maps. Not to scale - Provided for indicative purposes



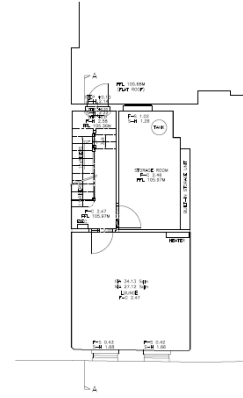
BASEMENT PLAN



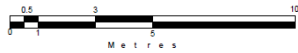
GROUND FLOOR PLAN

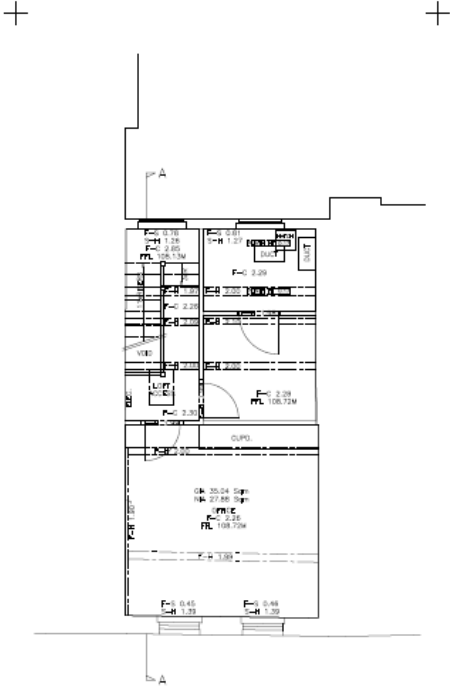


FIRST FLOOR PLAN



SECOND FLOOR PLAN





THIRD FLOOR PLAN