

## LEASEHOLD A3 RESTAURANT OPPORTUNITY 56 WARDOUR STREET, LONDON, W1D 4JG



### Jackson & Rye, 56 Wardour Street, London, W1D 4JG

- Prime 140 cover Restaurant in central Soho
- Prominent situation & High Footfall location
- Lease expiry 2033, Inside act
- Total 3,942 sq ft on Ground and Basement
- High Quality Fixtures and Fittings

Offers in excess of £300,000 for the leasehold interest.

Subject to Contract

LONL380

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)  
A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS  
R.A. Negus BSc MRICS • M. L. Penfold BSc(Hons) MRICS

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### Location

Busy all-day and evening trade location in prime central London. Situated approximately 300m north-east of Piccadilly Circus Station (Bakerloo & Piccadilly Line) and 500m from Tottenham Court Road Station (Central & Northern Lines).

High footfall location with trendy and national occupier presence from retailers and restaurateurs, such as: Byron, Cote, Wahaca, 100 Wardour (D&D), Vapiano & Café Monico (Soho House).

### Description

Single fronted restaurant arranged over ground and basement floors. Small alfresco dining at front.

### Accommodation (covers)

Ground	Provides circa 94 covers including bar seating. Modest bar servery and disabled WC.
Basement	Provides circa 44 covers. Kitchen. Bin, liquor & chemical store. Staff WC, male WC, female WC, office.

### Tenure

Held leasehold for a term of 20 years expiring 29th July 2033 at a rent of £329,500pa, subject to review in July 2023. Lease inside the security provisions of the Landlord & Tenant Act 1954 Part II.

Our client is prepared to assign their existing lease (subject to covenant) or grant a new sublease (subject to contract).

User – good quality restaurant or for any of the uses specified in Class A3 of the Town and Country Planning (Use Classes) Order 1987 (as originally enacted)

### Floor Areas

Deduced from VOA website (very approximate, for indicative purposes only)

Ground Floor	1,364 sq ft
Basement	<u>2,581 sq ft</u>
<b>Total</b>	<b>3,945 sq ft</b>

*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.*

### Premises Licensing

Sale of alcohol between 10am and midnight from Monday to Saturday and from 10am until 11:30pm on Sunday.

Substantial food to be available at all times.

### Rating Assessment

Listed as a 'Restaurant and premises' – Rateable Value = £219,000.

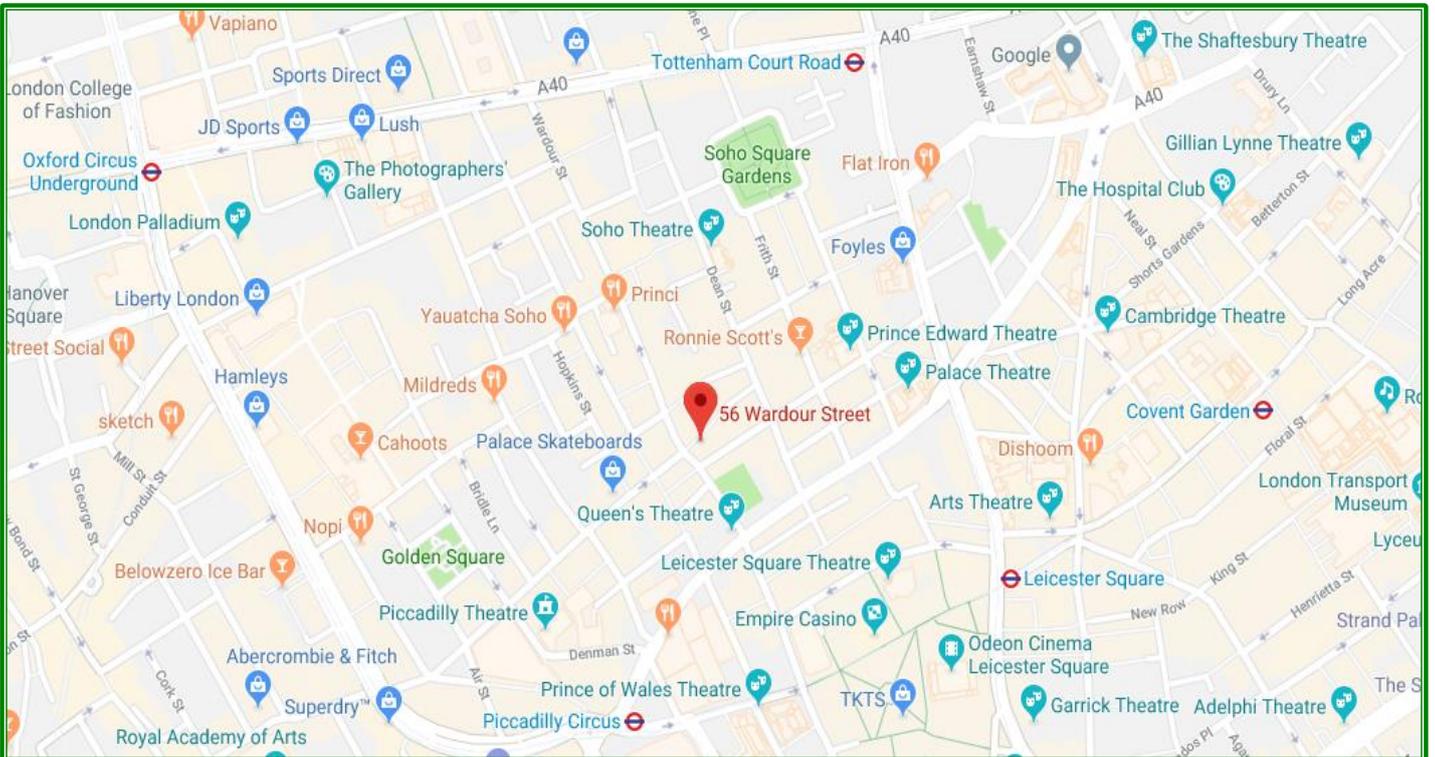
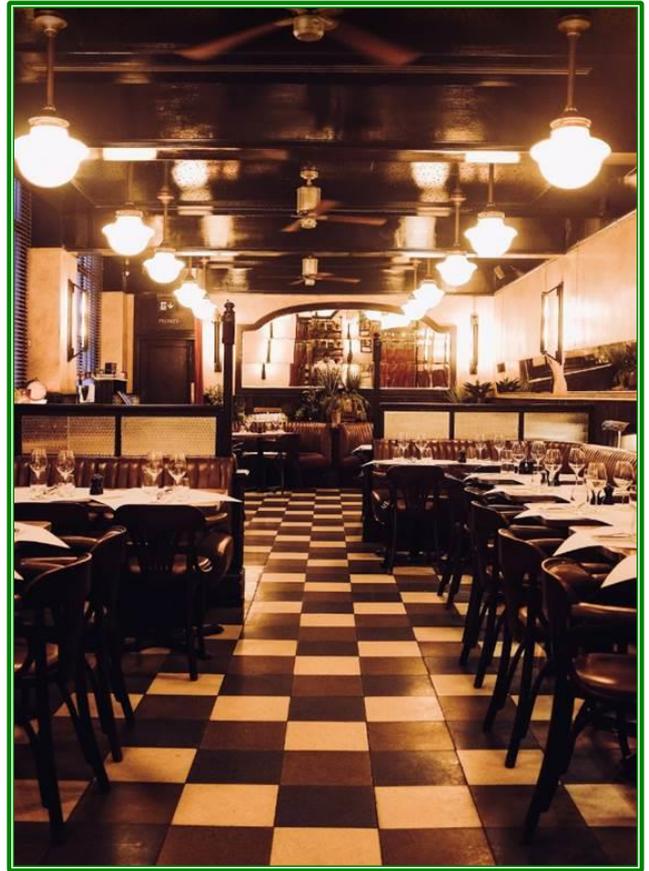
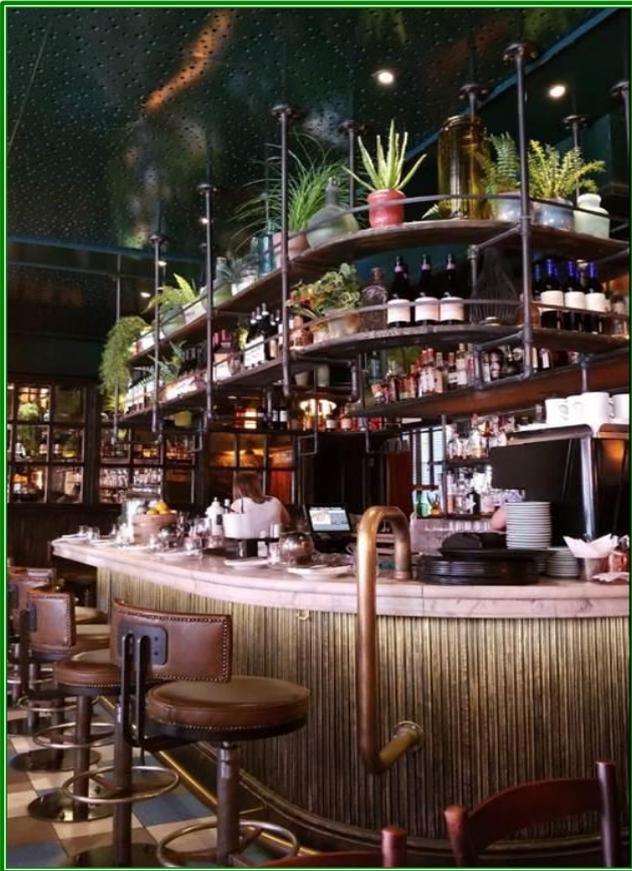
### Exclusions

The name and anything branded "Jackson & Rye", computers, tills, stock, coffee machine, anything leased, stock, small wares, awnings, café barriers, signage and swan lights.

### Viewing

For further information and to arrange a viewing please contact Matthew Englender or Richard Negus on -

Tel: 020 7836 7826 or Email: [matthew.englender@agg.uk.com](mailto:matthew.englender@agg.uk.com) / [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)



Google Maps. Not to scale - Provided for indicative purpose