



CHARTERED SURVEYORS • LICENSED LEISURE SPECIALISTS

## MARBLE ARCH / EDGWARE ROAD 7,000 SQ FT FULLY FITTED RESTAURANT

- 200 cover restaurant overlooking Hyde Park
- 7,000 sq ft over ground and basement in modern building
- Circa £2m fit out to extremely high standard – open and trading
- High ceilings and extensive glazed return shop front
- Leasehold £410,000 per annum rent or 10% turnover

**HIGHLY CONFIDENTIAL**

## LEASEHOLD INTEREST AND TRADE CONTENTS AVAILABLE FOR ASSIGNMENT – BUSINESS NOT FOR SALE

Further information will only be provided to named parties.

Please contact Richard Negus on either tel. 07850 642 808 or email.

[richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com) for further details.

**SUBJECT TO CONTRACT** sole selling agents

LONL684



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