

# DA LONG YI HOT POT

5 BERNERS STREET, LONDON W1T 3LF

PROMINENT CENTRAL LONDON VIRTUAL FREEHOLD RESTAURANT  
INVESTMENT FOR SALE JUST OFF OXFORD STREET



大龍燄火鍋  
Da Long yi Hot Pot

大龍燄火鍋 | Da Long yi Hot Pot

大龍燄



No smoking



Closed



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## INVESTMENT SUMMARY

Prominent central London virtual freehold restaurant investment for sale just off Oxford Street

- ❑ Virtual freehold restaurant investment
- ❑ Prime location in the heart of central London adjacent to Oxford Street
- ❑ Short distance from Tottenham Court Road and Oxford Circus stations
- ❑ Property arranged over ground and basement extending to 3,197 sq ft
- ❑ Premises currently let to Zshy Limited under the Da Long Yi Hot Pot franchise who operate more than 400 branded stores worldwide
- ❑ Five yearly rent reviews to the greater of open market rent or annually compounded RPI subject to a collar of 2% and cap of 4%
- ❑ Lease expiring April 2043
- ❑ Tenant break option April 2038
- ❑ Current rent £170,000 per annum
- ❑ Business unaffected by sale

**We are seeking offers in excess of £2,660,000 which reflects a Net Initial Yield of 6.0%.**





City of London

River Thames

London Eye

Covent Garden

The British Museum

Trafalgar Square

  
Tottenham Court Road

**CHARING CROSS ROAD**

Leicester Square

**5 BERNERS STREET**

  
Piccadilly Circus

Soho

**OXFORD STREET**

**REGENTS STREET**

  
Oxford Circus Station



## LOCATION

Located in the heart of London's West end just north of Oxford Street which is renowned as being one of the busiest retail areas across Europe with approximately half a million daily visitors to its array of global brands and tourist attractions. The district is renowned for its extensive global retail brands including Nike, Apple, Microsoft, Uniqlo, H&M, Dr Martens and Zara alongside the world famous leisure district of Soho with its many bars, restaurants and theatres.

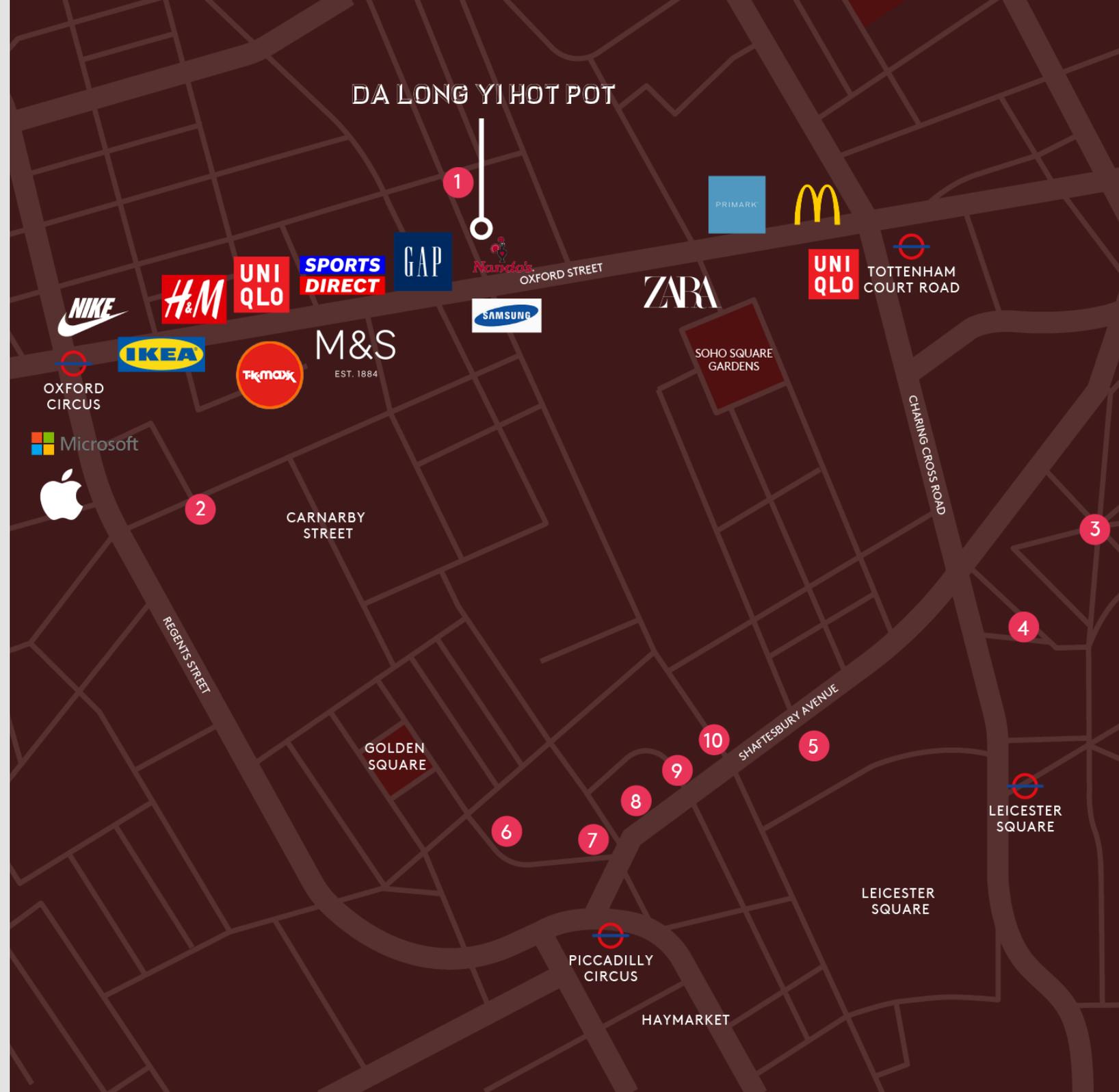
Da Long Yi Hot Pot occupies a prominent position just off Oxford Street and fronting Berners Street with nearby 5 star hotel operators including the London Edition Marriott, Sanderson London and Mandrake. Nearby pubs and restaurants include Nando's, Adam & Eve (Youngs Brewery), Berners Tavern (Part of London Edition Hotel) and Enish Oxford Street.

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## SITUATION

5 Berners Street occupies a prominent mid-terrace position along Berners Street just off Oxford Street, a short walk to both Oxford Circus and Tottenham Court Road Underground Station which provides access to the Elizabeth, Central, Victoria and Bakerloo lines. The surrounding area comprises a mix of residential, hotel, offices

- 1 The London Edition Hotel
- 2 Liberty London
- 3 Seven Dials
- 4 The Ivy
- 5 Chinatown
- 6 Piccadilly Theatre
- 7 Lyric Theatre
- 8 Apollo Theatre
- 9 Gielgud Theatre
- 10 Sondheim Theatre



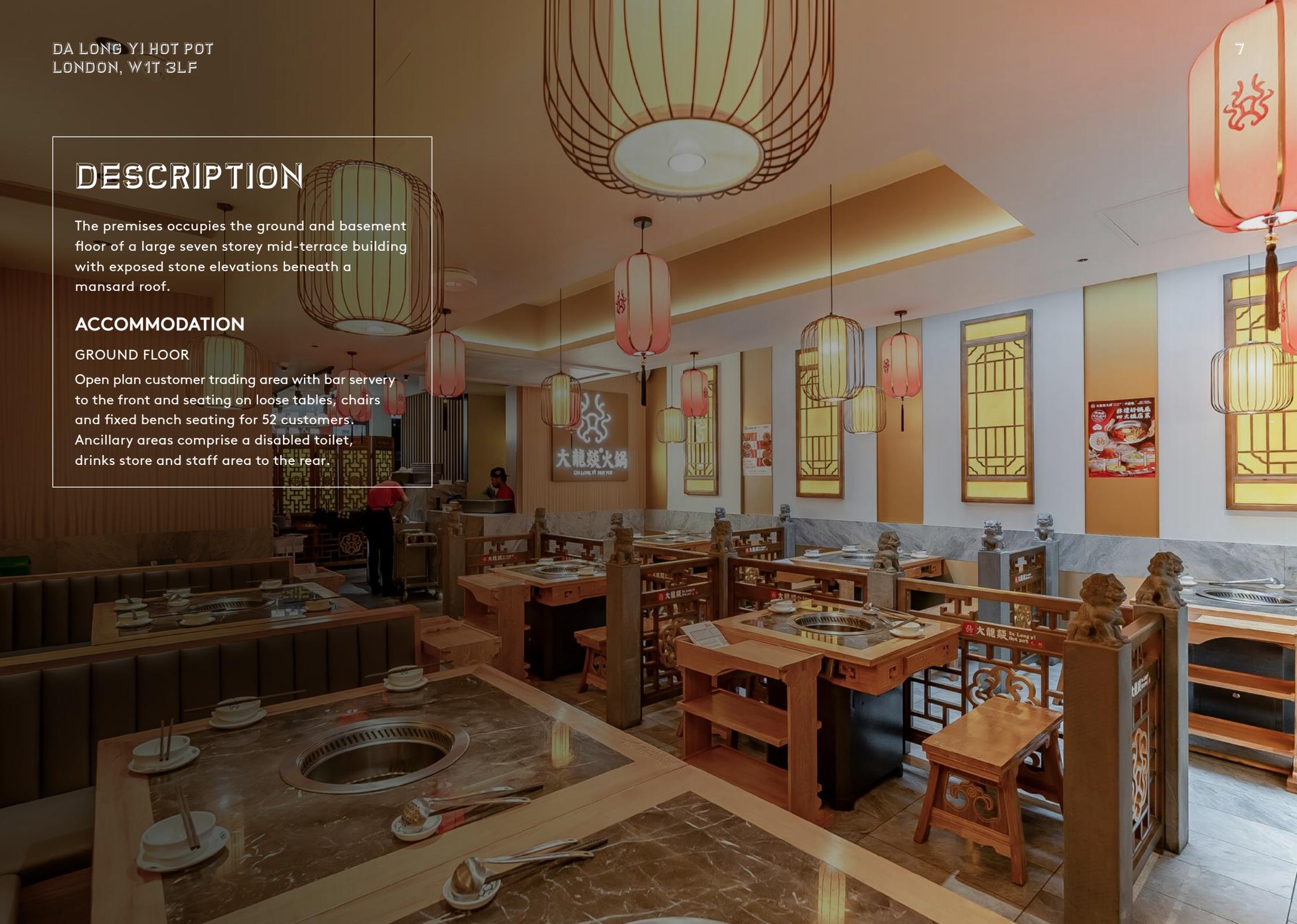
## DESCRIPTION

The premises occupies the ground and basement floor of a large seven storey mid-terrace building with exposed stone elevations beneath a mansard roof.

## ACCOMMODATION

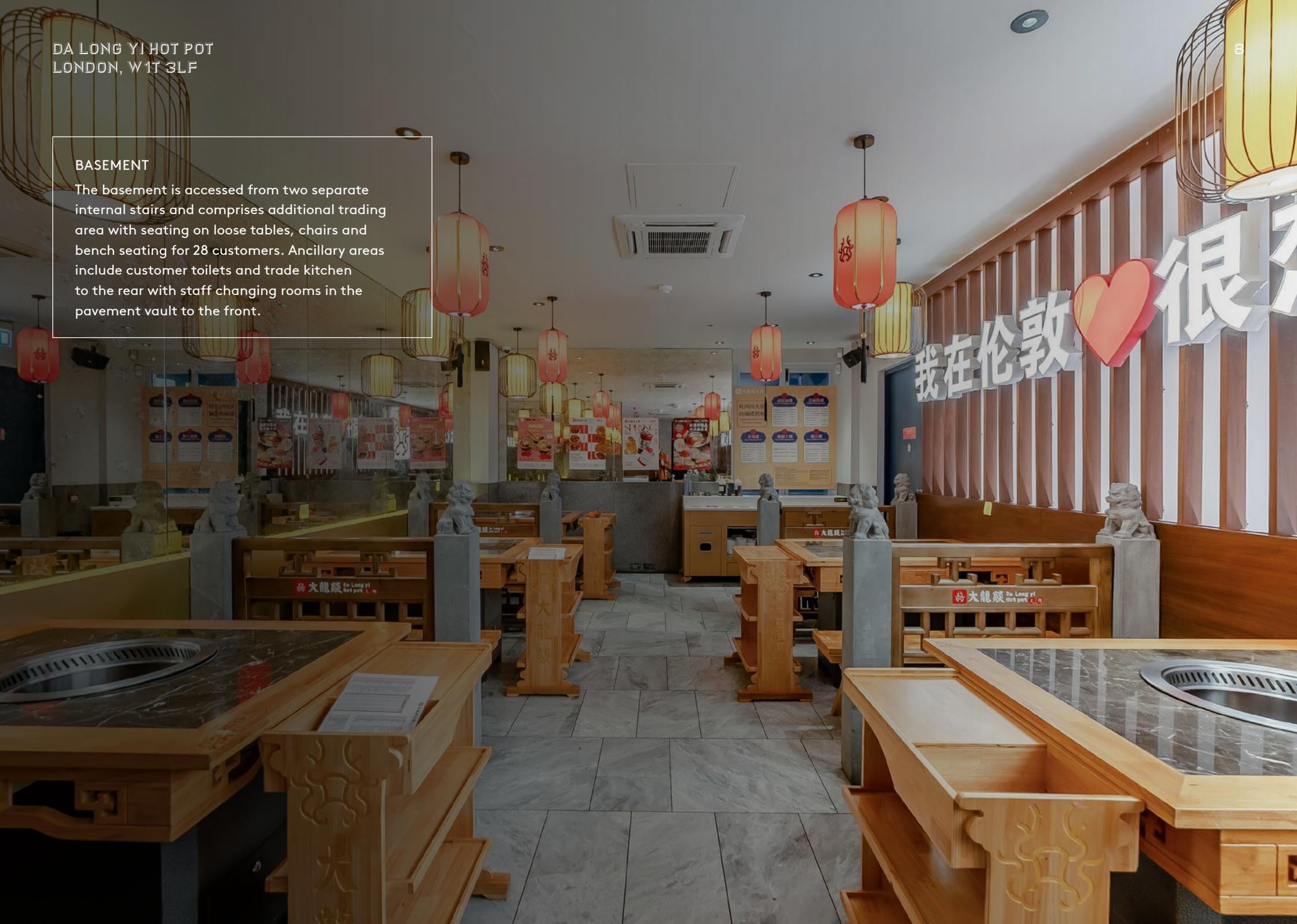
### GROUND FLOOR

Open plan customer trading area with bar service to the front and seating on loose tables, chairs and fixed bench seating for 52 customers. Ancillary areas comprise a disabled toilet, drinks store and staff area to the rear.



## BASEMENT

The basement is accessed from two separate internal stairs and comprises additional trading area with seating on loose tables, chairs and bench seating for 28 customers. Ancillary areas include customer toilets and trade kitchen to the rear with staff changing rooms in the pavement vault to the front.



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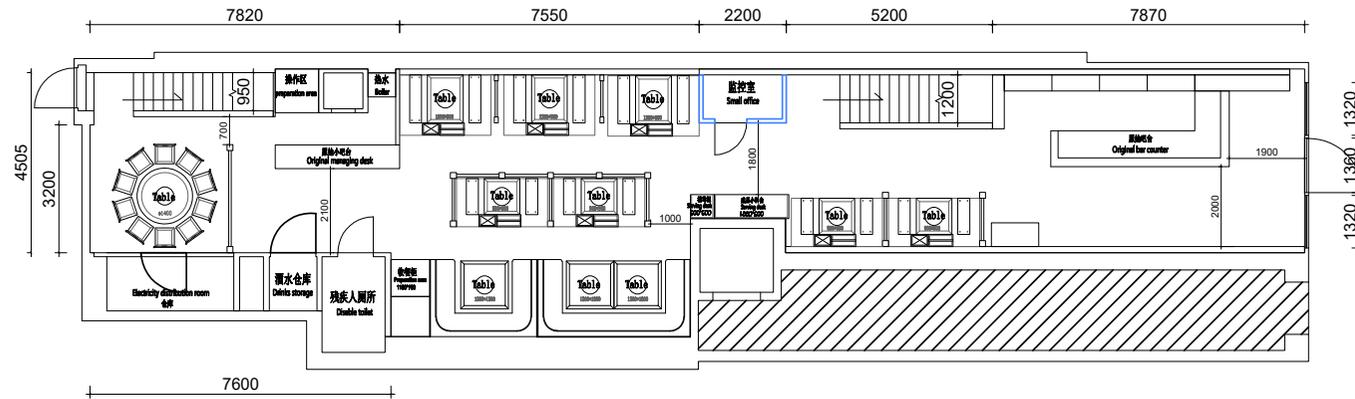
大龍燄 Da Long Yi Hot pot

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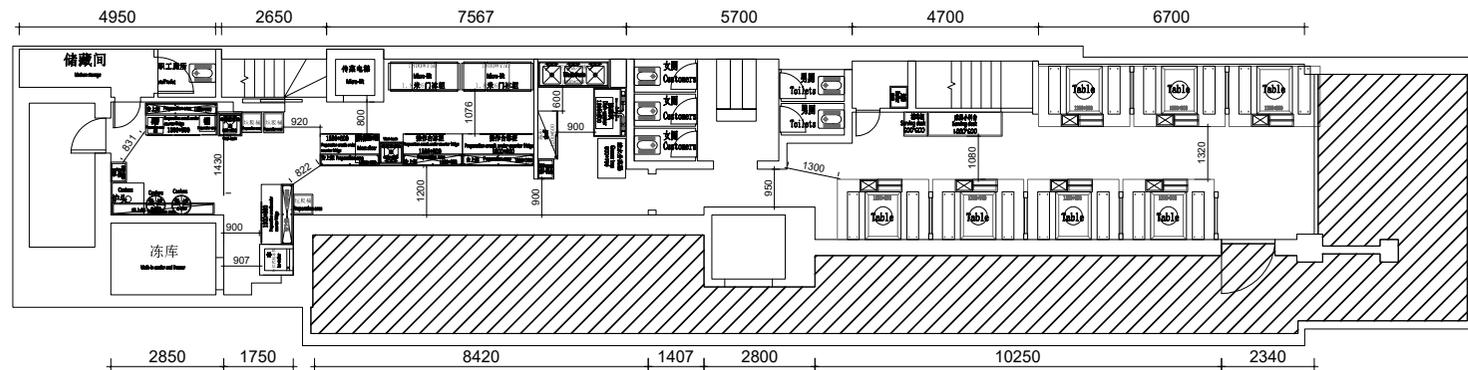
ACCOMMODATION

The property has the following approximate Gross Internal Areas:

| Level        | Sq M       | Sq Ft        |
|--------------|------------|--------------|
| Ground       | 133        | 1,432        |
| Basement     | 164        | 1,765        |
| <b>Total</b> | <b>297</b> | <b>3,197</b> |



Ground Floor



Basement

## TENURE AND TENANCY

The property is held long leasehold (Title Number NGL967371) on a 999 year lease from 24 January 2017 at a rent of £1 per annum.

The ground and basement floors are let to Zshy Limited (Company Number 14167304) for a 20 year term expiring 18 April 2043 at a current rent of £170,000 per annum which is subject to 5 yearly reviews to the greater of open market rent or annually compounded RPI with a collar of 2% and cap of 4%. The next rent review is on 19 April 2028. A rent deposit of £42,500 is held by the landlord and there is a tenant break option on 19 April 2038 upon not less than 6 months written notice.

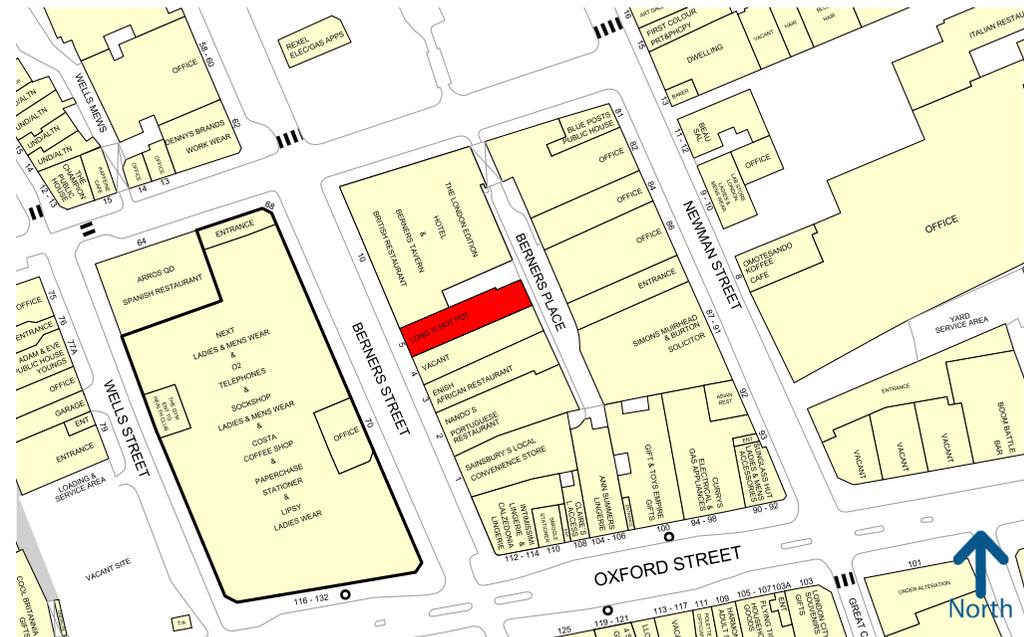
## PLANNING

Our initial enquiries of the local authority have revealed that the property is not listed although it is situated within the East Marylebone Conservation Area.

## COVENANT

Zshy Limited (Company Number 14167304) is a franchisee of Da Long Yi Hot Pot who were founded in Chengdu, Sichuan, China in 2013 and have now opened more than 400 franchised restaurants worldwide including in Toronto, New York, Los Angeles, Sydney, London, Auckland and Singapore. Da Long Yi Hot Pot owns a number of brands including:

- ❑ Dalong Shabu Hot Pot
- ❑ Dalong Shabu Portable Pot
- ❑ Liu Hot Pot Hot Pot
- ❑ Pao Bao Po Hot Pot Pickled Vegetables





## THE MARKET

The leisure and hospitality sectors have continued to perform strongly as they benefit from robust consumer demand. The resilient operator performance and typical long leases have continued to drive investor demand in the sector.

London continues to be recognised as one of the world's safe havens for property investors. Its status as a leading global financial centre and as one of the most visited cities by tourists continues to drive strong investor and occupier demand seeking investments let to strong covenants.

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## FURTHER INFORMATION

### VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

### Energy Performance Certificate

D - 85

### Fixtures & Fittings

The fixtures and fittings are currently owned by the occupational tenant.

### Terms

We are instructed to invite offers in excess of £2,660,000 (6.00% NIY) assuming usual purchaser's costs.

The business will continue to trade unaffected from the premises during the marketing of the property and post completion of the sale.

### Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



## VIEWING AND CONTACTS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' and 'i' in a darker shade than the 'a', 'v', 'i', 'l', 'l', 's'.

### Stuart Stares

Tel: + 44 (0) 7807 999841

Email: sstares@savills.com

### Jack Phillips

Tel: +44 (0) 7866 203 540

Email: jack.phillips@savills.com