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21 Charing Cross Road, London, WC2H 0ET

A PRIME GRAB & GO RESTAURANT CLOSE TO LEICESTER SQUARE

TO LET

Area: 640.00 FT² (59.46M²) | Rent: Passing £70,000 per annum, exclusive | Premium: £55,000 for the benefit of the M & E and fittings

- Fully glazed frontage
- Restaurant area for 10 covers
- x2 commercial kitchens with extraction
- Air conditioning
- Dumb waiter
- CCTV
- Fire alarm system
- 3 phase electricity





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LOCATION:

The premises are situated on the westerly side of Charing Cross Road in between the junctions with Bear Street and Irving Street and occupies a position at the end of a short parade of shops. Other neighbouring businesses include Saravanaa Bhavan, Maharaja of India, Bella Italia, Beef Steak Club, Amorino Ice Cream, Gordon Ramsey Street Burger, Prezzo Italian, The Bear & Staff, Garrick Arms, Zoo Bar & Club, Cass Art, The Hippodrome Casino London, Garrick Theatre and the National Portrait Gallery. Public transport is accessed via Leicester Square (Piccadilly & Northern tube lines) and Charing Cross (Bakerloo & Northern tube lines and South Eastern main line rail).

LOCAL AUTHORITY: Westminster

DESCRIPTION:

The fully glazed frontage is directly onto Charing Cross Road and is set back behind a deep pavement, which provides space for 4 covers. The interior is open plan and provides space for up to 10 covers, with a serving counter and kitchen with extraction to the rear. The basement is fitted as a further kitchen with grills and full extraction, together with refrigeration. A small office is to the front of the basement area and a W/C to the rear.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	286.00	26.57
Basement	354.00	32.89
TOTAL	640.00FT²	59.46M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

Assignment of an FRI Lease which was granted inside the Landlord & Tenant Act 1954 on 01st May 2022 and runs up to and including 30th April 2032. The passing rent is £70,000 pax in years 1 & 2, rising to £80,000 pax in year 3 & 4 and £90,000 pax in year 5, paid quarterly in advance. Additionally there is a rent review scheduled for 01st May 2027.

RENT: £70,000.00

SERVICE CHARGE: TBC

RATES: Rateable Value £27,750 per annum
Rates Payable £13,847.25 per annum

NB - We strongly recommend that you verify the rates with the London Borough of Westminster on 0208 315 2050.

POSSESSION: Full vacant possession immediately on completion of legal formalities

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Elected for VAT

EPC: Available upon request.

CONTACT:

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