





PROPERTY
POLLEN STREET, MAYFAIR, LONDON, W1S



Restaurant Lease for Sale – Mayfair W1 | Fully Fitted Licensed Restaurant with Outdoor Seating

A rare opportunity to acquire a fully fitted restaurant lease in prime Mayfair, situated on Pollen Street, one of the area's well-known hospitality streets. The premises benefit from strong year-round footfall generated by nearby luxury hotels, corporate offices, international retailers and affluent residential properties.

The property is arranged over ground and basement levels and provides approximately 40 covers, including 22 internal seats and 18 external terrace seats.

The premises are fully fitted and ready to trade, featuring a professional commercial kitchen, full extraction system, bar/service counter and restaurant seating, making it suitable for a wide range of café or restaurant concepts including brunch, casual dining, international cuisine, wine bar or dessert concept.

The restaurant also benefits from both a late night entertainment licence and alcohol licence, providing operators with the ability to extend evening trading hours, increase turnover, and host private dining or events.

This is an ideal opportunity for experienced restaurateurs, café operators or hospitality brands seeking a restaurant lease for sale in Mayfair, Central London.



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At a glance:

- Prime restaurant lease for sale in Mayfair, Central London
- Located on Pollen Street with strong year-round footfall
- Fully fitted and equipped turnkey café / restaurant premises
- Approximately 40 covers (22 internal + 18 external seating)
- Late night entertainment licence and alcohol licence in place
- Professional commercial kitchen with extraction system

Other Information

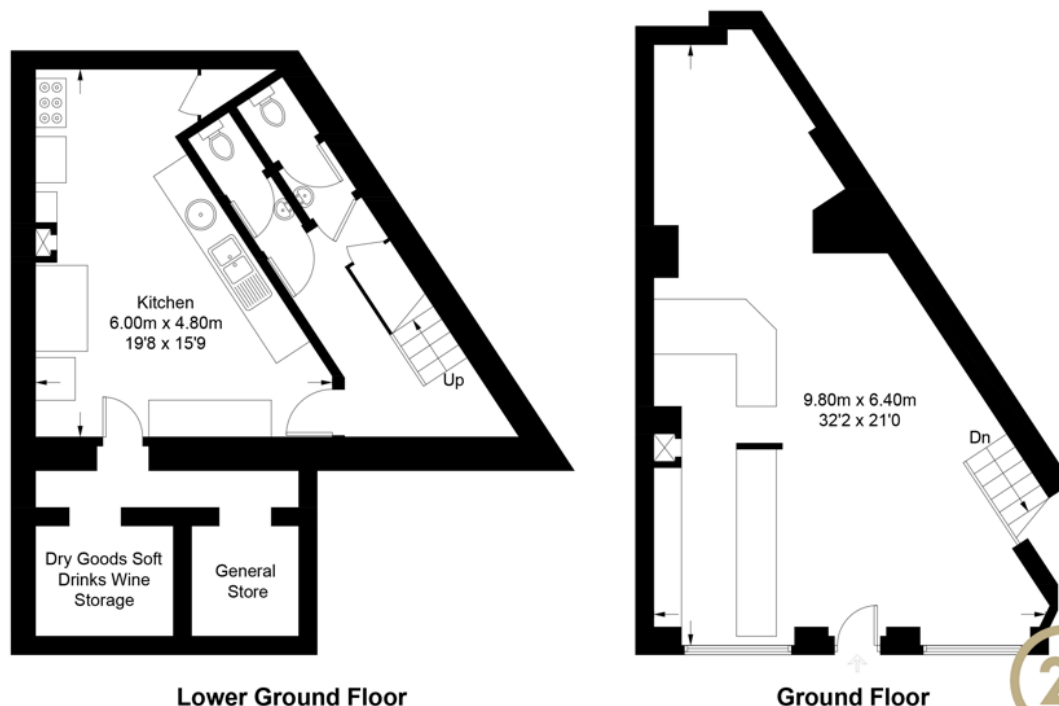
- £70,000 per annum rent | Business rates approx. £24,000 per annum

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Utilities:

Internal Area:

Pollen Street, Mayfair, London, W1S



Lower Ground Floor

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Specifically, no guarantee is given on the floor area of the property and if quoted on this plan any figure given is for guidance only and should not be relied on as a basis of valuation. Produced for Century 21

CENTURY 21.
London Central

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		0
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	