

# PRIME RESTAURANT TO LET

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# VILLIERS<sup>ST</sup>

LONDON

13-15 VILLIERS STREET, WC2



## LOCATION

The premises occupy a prominent corner with John Adam Street in the prime pitch of Villiers Street, which connects with Embankment to the south, and Strand to the north. Entrances to Charing Cross Station are located opposite the premises and to the south is Embankment Underground Station.

Villiers Street is a prime retail and leisure location benefitting from proximity to Trafalgar Square, Covent Garden, Theatreland and Embankment with an impressive daily footfall.

Nearby occupiers include Thunderbird, Ippudo, Five Guys, Greenaway's, Pret, Bunsik, Ippudo, ITSU and Gordon's Wine Bar.

## ACCOMMODATION

The premises are arranged over ground and basement floors and provide the following approximate net internal floor areas:

Ground	1,095 sq ft	101.7 sq m
Basement	1,094 sq ft	101.6 sq m
Vaults	75 sq ft	6.9 sq m
<b>Total</b>	<b>2,264 sq ft</b>	<b>210.33 sq m</b>

## RENT

Upon application.

## VIEWING

Strictly by prior appointment only.

## TENURE

The premises are available by way of a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

## RATES

Rateable Value £335,000 (2017)  
UBR 53.2p (2022/23)

Interested parties are advised to make their own enquiries to the local rating department.

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

## EPC

Band D. Available upon request.

## LEGAL COSTS

Each party to bear its own costs.

**SUBJECT TO CONTRACT**

