

PRIME RESTAURANT TO LET

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VILLIERSST

LONDON

35–37 VILLIERS STREET, WC2



LOCATION

The premises are located in the prime pitch on Villiers Street which connects Embankment to the south, with Strand to the north. Entrances to Charing Cross Station are located opposite, and a short distance to the north. To the south is Embankment Underground Station.

Villiers Street is a prime retail and leisure location benefitting from an impressive daily footfall of up to 86,000 people (pre-covid).

Nearby occupiers include Holland & Barrett, 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 | 679 sq ft | 63.08 sq m |
| Basement | 729 sq ft | 67.72 sq m |
| Vaults | 53 sq ft | 4.92 sq m |
| Total | 1,461 sq ft | 135.73 sq m |

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 £193,000 (2017)
UBR 53.2p (2021/22)

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

Further details are available from www.voa.gov.uk

EPC

Available upon request.

LEGAL COSTS

Each party to bear its own costs.

SUBJECT TO CONTRACT



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