

FLAGSHIP RESTAURANT OPPORTUNITY TO LET

160-170 Great Portland Street, London W1



LOCATION

The premises are located in a prominent position on the East side of Great Portland Street, opposite the junction with Weymouth Street. Operators close by include **Starbucks, Nando's, Sainsbury's, Peyton & Byrne, Caravan Restaurant and Iberica Restaurant**. Great Portland Street Underground Station is located a short walk away.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground Floor	5,246 sq ft	(487 sq m)
Basement (incl. vaults)	7,184 sq ft	(667 sq m)
TOTAL	12,130 sq ft	(1,126 sq m)

Split option available on request

LEASE

A new lease is to be made available for a term to be agreed.

RENT

£460,000 per annum exclusive of rates, service charge and VAT.

USE

The property currently has an A3 use. Alternative uses will be considered, subject to planning.

RATES

Rateable Value 19/20 £255,000
Rates Payable 19/20 £128,520

Interested parties are advised to make their own enquiries with the relevant Local Authority.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged solely through:

Oliver Fowler: ofowler@blb.uk.com

T: 0207 491 8249

M: 07900 217 624

George Froud: gfroud@blb.uk.com

T: 0207 079 1200

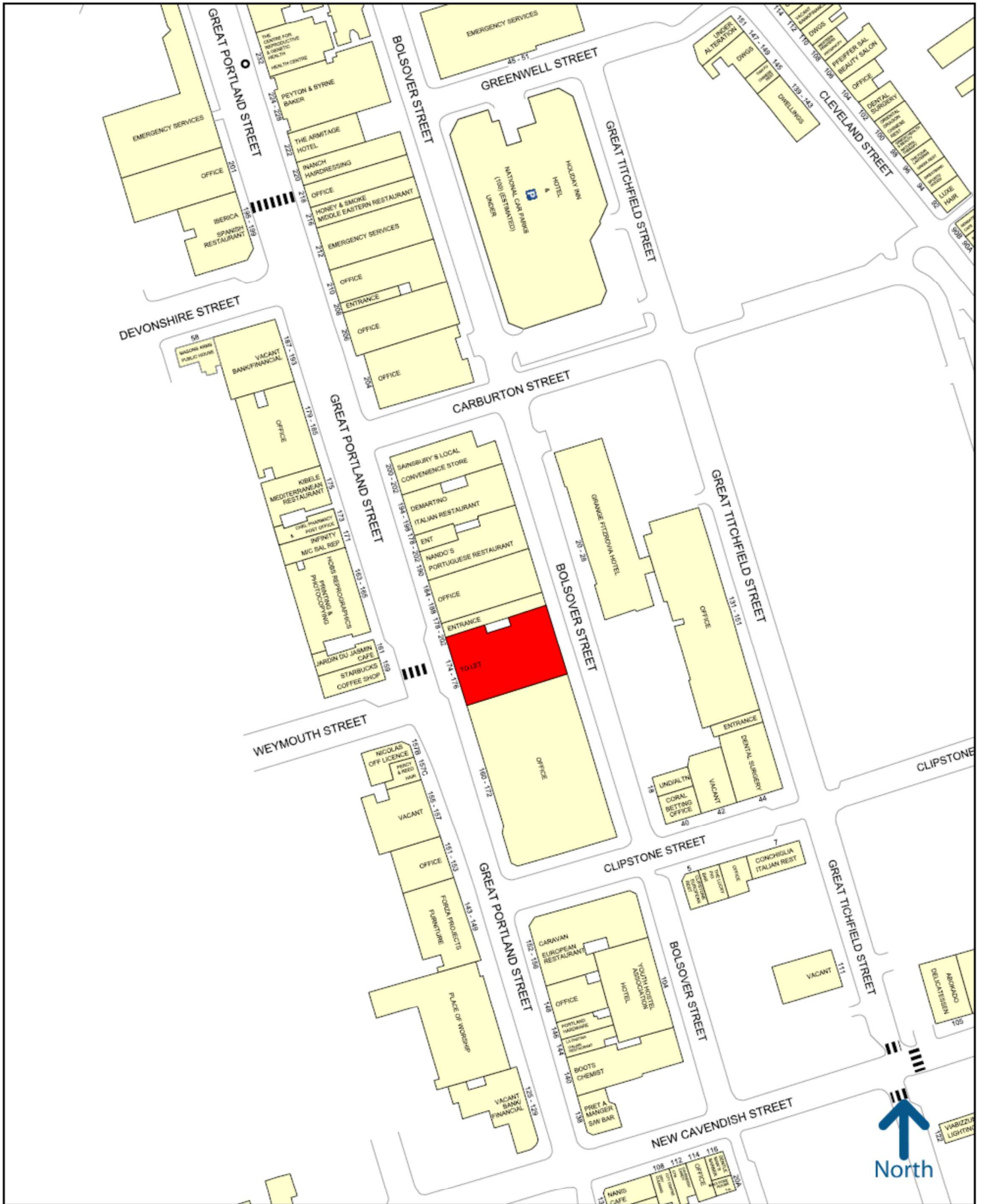
M: 07846 230 953

Or joint agents:

Nash Bond: 0207 290 4555

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 13/09/2019
Created By: Blanchflower Lloyd Baxter

