

23 WARREN STREET

LONDON W1T 5LZ

FULLY FITTED RESTAURANT & BAR PREMISES TO LET
GROUND & LOWER GROUND FLOORS
693 SQ.FT.



DESCRIPTION

The premises is arranged over the Ground & Lower Ground floor. The unit currently serves as a fully fitted restaurant with kitchen and cooking extraction. There is external seating for up to 10 covers along with glass concertina windows that open for warmer days.

The interior benefits from stylish tiled flooring, adequate seating and various aesthetic features. There is a fitted bar at the rear of the ground floor as well as side access with WCs and Comfort Cooling (Not Tested).







AMENITIES

Fully Fitted Restaurant Premises

Cooking Extraction

Comfort Cooling (Not Tested)

Tiled Flooring

Side Access

WCs

Cooking Facilities

Fitted Bar Area

Alcohol License

External Seating

Planning & Licensing

Opening hours for Recorded Music

Monday - Saturday: 09:00 - 22:30

Sunday: 12:00 - 22:30

Opening hours for Alcohol

Monday- Saturday: 10:00 - 22:30

Sunday: 12:00 - 22:30

Opening hours for Opening

Monday-Saturday: 08:00 - 22:30

Sunday: 12:00 - 22:30

FINANCIALS

Floor	Ground & Lower Ground
Total Size (sq.ft.) GIA	693
Passing Rent (p.a.) excl.	£34,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£10,105
Estimated Occupancy Cost excl. (p.a.)	£44,105

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

THE AREA

Located on the Northern side of Warren Street, the property is a short walk away from Great Portland Street (Circle Hammersmith City Line) and Warren Street (Northern Victoria Line) Underground Stations, as well as Euston railway station.

The area boasts a diverse mix of occupiers including office, retail, residential, bar, and restaurant establishments, creating a captivating and dynamic environment synonymous with the trendy Fitzrovia district.

Fitzrovia is considered one of the main West End office sub-markets and has experienced significant growth and regeneration in recent years, with notable developments such as The BBC HQ, Fitzroy Place, and Great Portland Estate's renovation of the former Post Office site at Rathbone Place.

The neighbourhood is home to an abundance of restaurants, designer hotels, and luxury boutiques, and has recently gained traction as a hub for the TMT sector, attracting renowned office occupiers such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry.

There are a variety of boutique eateries on Warren Street including Honey co Café, Miel Bakery, Nazuki Garden and Bang Bang Vietnamese Canteen to name a few.



Must & Lees



Lore of the Land



Miel Bakery



Honey & Spice Food Store

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Please note that there is presently a lease in place with the existing occupier. A simultaneous surrender & regrant of a new lease is sought.

Premium: There is a premium sought for commercial fitout. Please speak to a member of team for further information.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC

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The logo for Robert Irving Burns (RIB) consists of the letters 'R', 'I', and 'B' in a bold, sans-serif font. The 'I' is stylized with three vertical bars of varying heights, creating a unique architectural or structural feel.

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

July 2024