

7-11 GREAT CUMBERLAND PLACE



RIB

ROBERT IRVING BURNS

7-11 GREAT CUMBERLAND PLACE TO LET

Restaurant Premises
Suitable For Class E

Ground & Lower Ground Floor
3,127 sq.ft

LOCATION

The restaurant (former Prezzo) benefits from a prime position in sight of the world famous Marble Arch monument and directly opposite the Hard Rock Hotel entrance. Hyde Park is a two minute walk away as is Park Lane and Mayfair to the South and Oxford Street to the East.

Other occupiers in the area include The Great Cumberland Hotel, Nobu Hotel, London Marriott Hotel Park Lane, Thistle Hotel Marble Arch, Home House, Marble Arch Theatre, Wagamama, TOKii, Pret a Manger, Primark and Footlocker.



Home House



Selfridges



Wagamama



Mercato Mayfair



Nobu Hotel



The Italian Greyhound



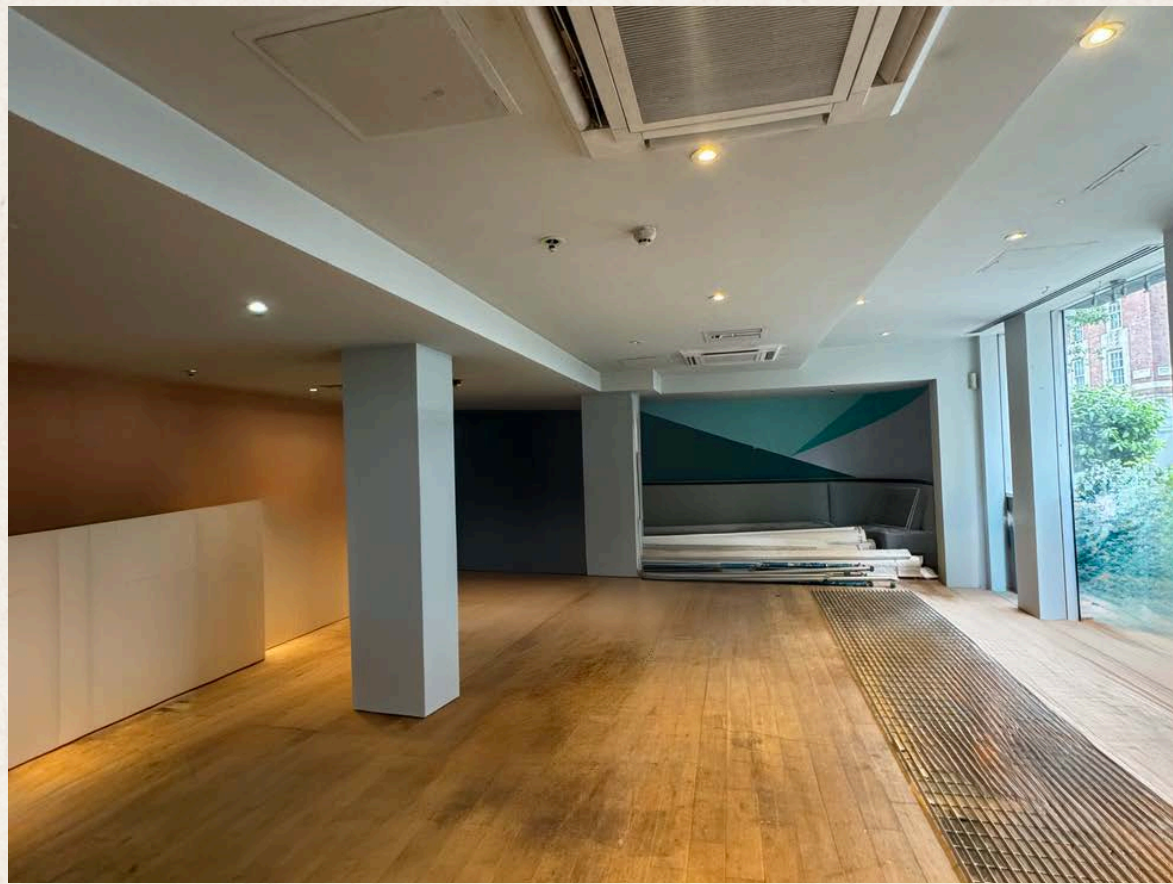
Marble Arch Theatre

DESCRIPTION

The premises features a practical layout with a fitted kitchen, extraction duct, and comfort cooling (both untested). Its self-contained design provides flexibility, while the wide frontage and external planters enhance its street presence.

The property offers a versatile setup, suited to a range of commercial uses.





AMENITIES

Fitted extraction duct (not tested)

Comfort cooling (not tested)

Self contained

Excellent frontage

External planters

Former restaurant premises

Fitted kitchen



*Please note floors have been cleaned up with AI

ACCOMMODATION & FINANCIALS

Net Internal Area

Ground Floor 141.97 SQM/ 1,528 SQFT

Lower Ground Floor 148.56 SQM/ 1,599 SQFT

Floor	Ground & Lower Ground
Total Size (sq.ft.)	3,127
Quoting Rent (p.a.) excl.	£300,000
Service Charge	£15,635
Estimated Rates Payable (p.a.)	£51,597
Estimated Occupancy Cost excl. (p.a.)	£367,232

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.

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.

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.

FLOOR PLANS

Available on request.

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.

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CONTACTS

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The logo for Robert Irving Burns, consisting of the letters 'R', 'I', and 'B' in a stylized, white, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

ROBERT IRVING BURNS