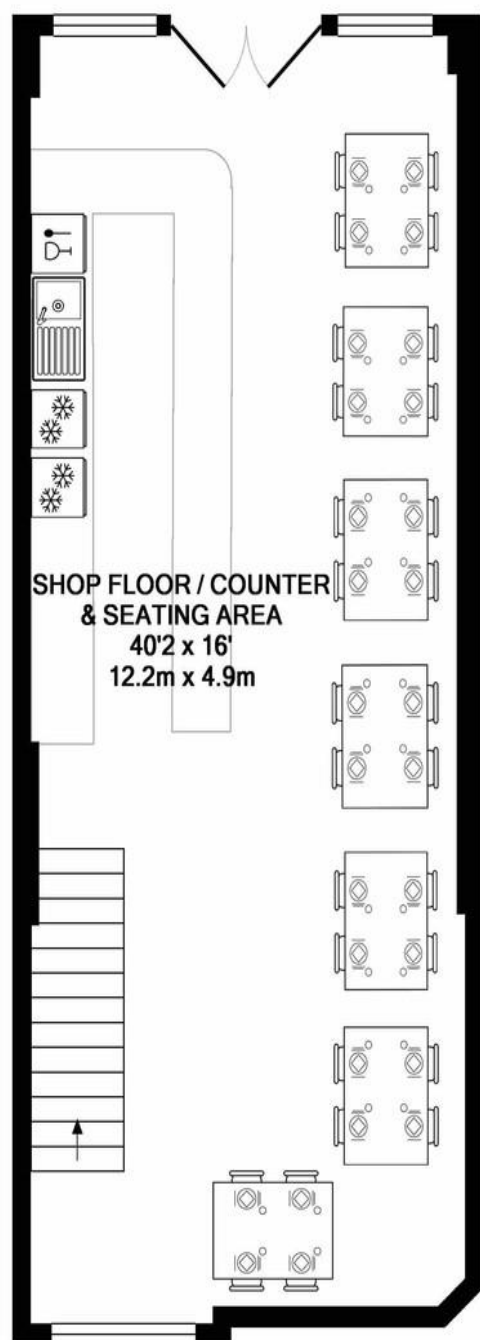


BASEMENT
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Southampton Row, London, WC1B 4AR

£62,000 pa

Description

Great opportunity to acquire this busy café located in a prime location in the heart of London whilst benefiting from local offices, Great Ormond Street Hospital and Tourism trade. The ground floor comprises of shop front opening into an open plan seating area with shop counter including display counter and refrigerated services. Basement comprising of more seating area, fully fitted bespoke kitchen with gas, men's and women's WC, office, CCTV cameras, fitted sound system throughout the unit. This café is currently trading and has the added benefit of an A3 licence. Remaining 10 year lease. Premium asking price of £85,000. The premises is well connected to all public transport routes, equidistant to both Holborn (Piccadilly & Central Line) and Russell Square Station (Piccadilly Line) and within walking distance of British Museum.

Key Features

- A3 Trading Café
- Prime Location
- Ground Floor Open Plan Seating Area
- Additional Seating Area in Basement
- Fully Fitted Bespoke Kitchen
- Office
- Premium in excess of £85,000

