

Biagio Piccadilly, 189 Piccadilly, London W1J 9ES



RESTAURANT LEASE FOR SALE * PRIME FLAGSHIP LOCATION

LOCATION

Piccadilly is one of London's busiest streets with constant footfall from Piccadilly Circus, Green Park, Mayfair and St. James'. It provides the West End with a vast array of restaurants, hotels and flagship stores.

The property is located close to the junction with Sackville Street and the world famous Fortnum & Mason. Other nearby operators include Benihana, The Ritz, The Wolseley and Richoux.

ACCOMMODATION

The premises are fully fitted and arranged over six floors, providing the following approximate areas:

Basement	1,081 sq ft
Ground Floor	1,015 sq ft
First Floor	946 sq ft
Second Floor	998 sq ft
Third Floor	230 sq ft
Fourth Floor	479 sq ft
Fifth Floor	491 sq ft
TOTAL	5,240 sq ft

RENT

£150,000 per annum exclusive

LEASE

The premises are available by way of an assignment of the existing Fully Repairing and Insuring lease from 14th January 2007, expiring 28th September 2055. The next rent review is due in September 2014 and every 5 years thereafter.

PREMIUM

Upon application

RATES

We have been verbally informed by the local authority:

2010-2011	
Rateable Value:	£161,000
Rates Payable:	£69,713

All parties are advised to confirm the above with Westminster City Council.

LEGAL COSTS

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

FOR VIEWINGS PLEASE CONTACT

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Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

