



FERNANDEZ AND WELLS TO OPEN 3RD SOHO SITE



Boutique restaurant and coffee shop operator Fernandez and Wells have taken a new 10 year Full Repairing and Insuring lease at 16A St Anne's Court, Soho, London W1. The site affords approximately 500 sq ft and will trade as a high quality rustic continental coffee bar and is due to open in March 09. A rent of £25,000 pax was paid and the landlord was a private investor.

St Anne's Court is a thoroughfare linking Dean Street and Wardour Street and compliments the portfolio of their other operations on Beak Street and Lexington Street.

James Assersohn of Shelley Sandzer commented on the deal:

"When we took this property to the market, we knew there would be a lot of interest as it's central Soho, an easy space to fit out at an affordable rent. Fernandez and Wells realised the potential of the site and I am confident their high quality offer will add further success to their group."

Note to Editors:

Established in 1983, Shelley Sandzer is one of the UK's Leading Leisure Property Consultants. Coverage includes all of the UK, with both the agency and professional departments involved in restaurants, bars, nightclubs, cinemas, casinos, hotels and health clubs. Corporate clients include Land Securities, Capital Shopping Centres, Grosvenor, Value Retail whilst also representing leading operators including Leon, Strada and Everyman Cinema Club.

Notable activities include urban regeneration, corporate mergers and acquisitions, major mixed use rent reviews and strategic acquisition work. Shelley Sandzer have been nominated best Leisure Consultants by Leisure Property forum and Property Week for 2004, 2006, 2007 and 2008.