

**FULLY FITTED RESTAURANT
PRIME CENTRAL LONDON
NEW LEASE AVAILABLE**

**11 D'ARBLAY STREET, LONDON
W1F 8TD**

**SHELLEY
SANDZER**

Since 1983



LOCATION:

Located in the heart of Soho linking Poland Street and Wardour Street, Darblay Street benefits from high footfall and is home to some fantastic operators. Surrounded by an array of café's, restaurants and bars the unit sits in a prime central London location only a stone's throw away from Oxford Circus and Tottenham Court Road tube stations. The unit also benefits from a prominent frontage. Nearby operators include The Breakfast Club, Blanchette, Yautcha, Temper, Duck and Rice, Barrio Soho and many more.

ACCOMMODATION:

The unit is arranged over ground floor and comprises the following floor area:

GROUND FLOOR 1,950 sq ft

TOTAL 1,950 sq ft

LEASE:

A new lease is available for a term by arrangement

RENT:

Offers are invited in excess of £120,000 per annum exclusive.

RATES:

We have been informed by Westminster Council of the following:

Rateable Value: £149,000

Rates payable: £73,159

Interested parties are advised to make their own enquiries.

HANDOVER CONDITION:

The premises are to be handed over as seen.

EPC:

Available on request.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWINGS:

Strictly by appointment only through sole agents Shelley Sandzer:

Guy Marks

guy@shelleysandzer.co.uk

020 7580 3366 / 07889 907 462

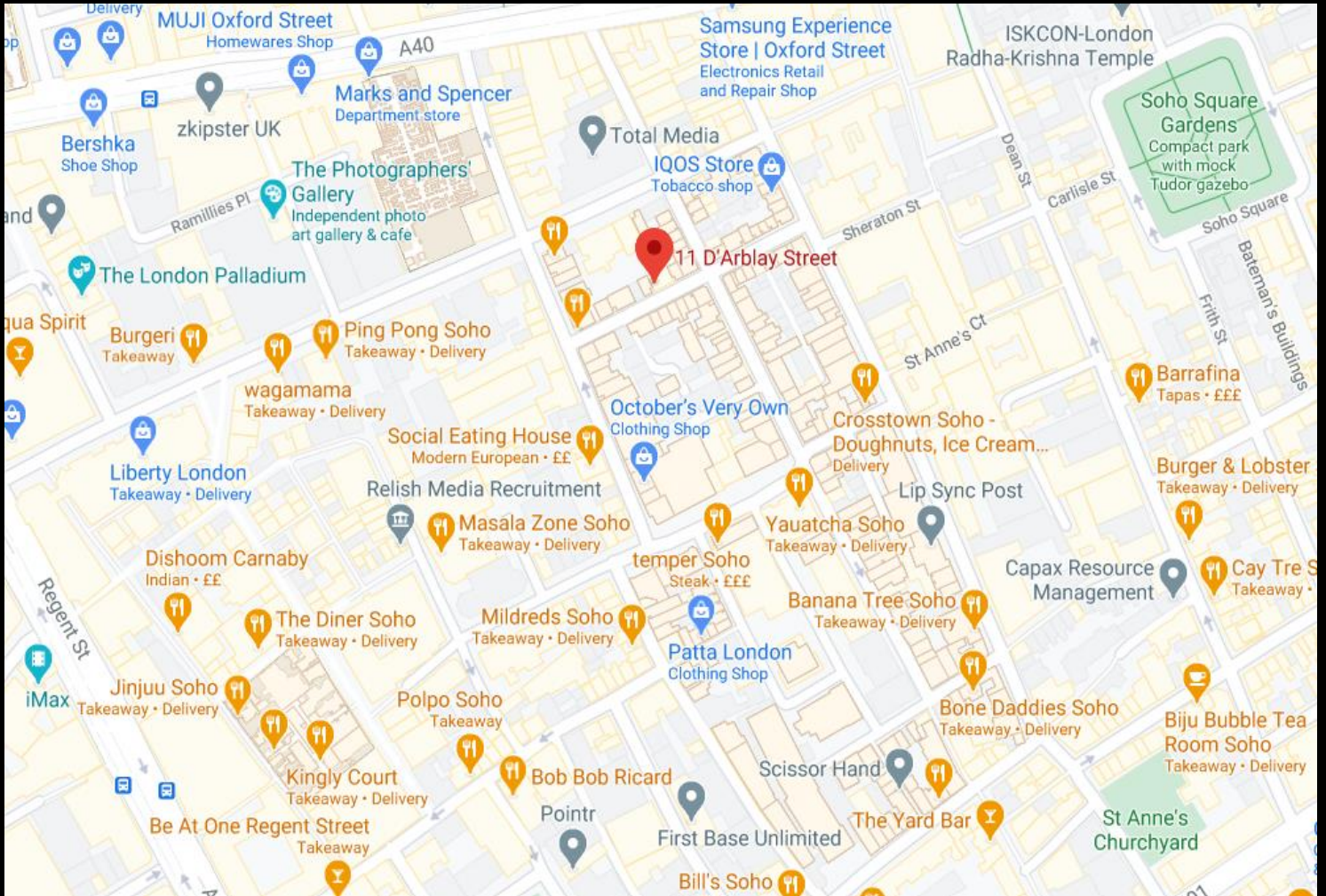
www.shelleysandzer.co.uk

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