

FULLY FITTED LICENSED CAFÉ OPPOSITE THE BRITISH MUSEUM – LEASE FOR SALE

64 Great Russell Street, London, WC1B 3BL



LOCATION

Situated directly opposite The British Museum (circa 6m visitors last year). A short walk from Holborn, Tottenham Court Road and Goodge Street Underground Stations.

DESCRIPTION

The premises are fully fitted having undergone a complete refit in October 2018 at a cost in excess of £150,000. The Tea House trades over the ground and basement levels with external seating to the front. WC's, prep kitchen and stores are located in the basement.

ACCOMMODATION

The property comprises the following approximate floor areas:

Basement	-	660 sq ft / 61.31 sq mt
Ground	-	505 sq ft / 46.91 sq mt
TOTAL	-	1,165 sq ft / 108.23 sq mt

PLANNING USE

Class E (A1-A3)

No extraction provision currently in place

BUSINESS RATES

Rateable value - £49,081

Rates payable (from April 2021) - £24,491

Interested parties are to make their own enquiries with the Local Authority

RENT

£62,000 pax

LEASE

Available by way of an assignment of the existing 16-year lease due to expire in 2033. The lease is subject to 4 yearly rent reviews with the next in 2021. It is our understanding that there is a tenant only option to break the lease in 2025 and that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON the premises from 11am to 7pm Sunday to Thursday and 11am to 8pm Friday and Saturday.

PREMIUM

Offers invited for the benefit of the lease, license and all fixtures and fittings.

VIEWING

By appointment through:

Marc Rogers

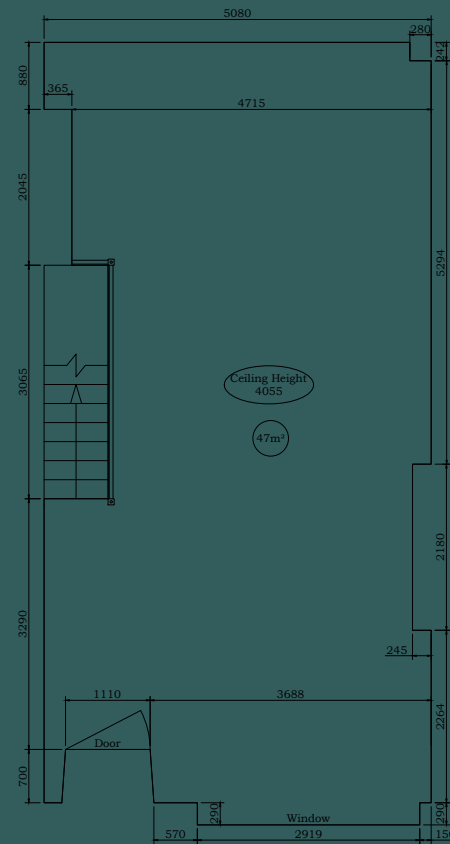
07816 764653

marc@mkrproperty.co.uk

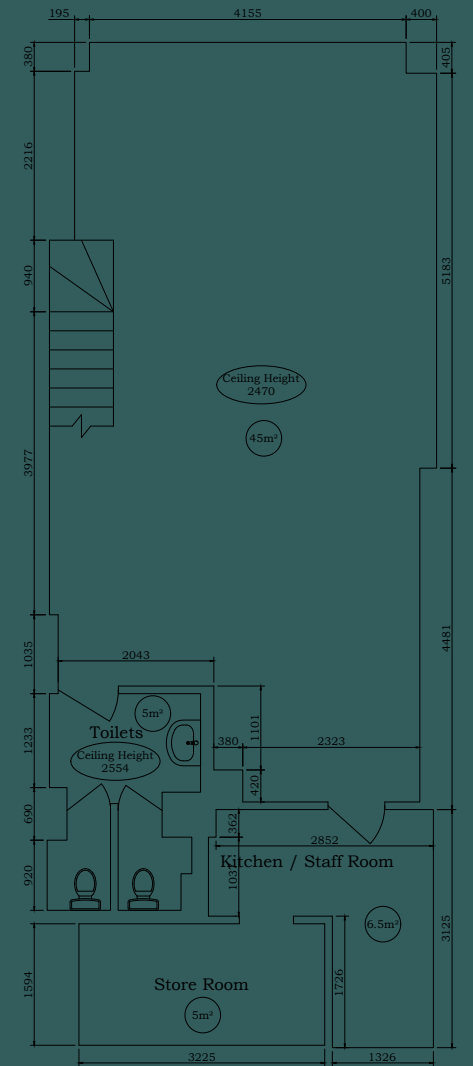
<http://www.mkrproperty.co.uk>



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Ground Floor Existing Floor Plan



Basement Existing Floor Plan

Rev.	Description	Date	By	Check
01	Issue for Approval / Comment	03.06.2017	SPB	SPB
02	Final Approved / Comment			

TARGET SHOPFITTERS LIMITED

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www.targetshopfitters.co.uk

Client: Camellia's Tea House
Contract: 64 Great Russell Street, WC1

Drawing Title: Ground & Basement Existing Plan

Date: 03.06.2017
Drawing No: 01
Drawn By: SPB
Scale: 1:50 @ A3