

FULLY FITTED RESTAURANT LEASE FOR SALE
19 NEW ROW, COVENT GARDEN, WC2N 4LA



LOCATION

The restaurant is situated on New Row, a characterful and high footfall pedestrianised street boasting numerous independent restaurants and retailers. The world famous Covent Garden Piazza is a few minutes walk away as are both Leicester Square and Covent Garden Tube Stations. Nearby operators include Oree Bakery, Mr Fogg's, Flat Iron and Joe & The Juice

[Internal 360 view](#)

DESCRIPTION

The property was fully refurbished in 2020 and trades over the ground floor (circa 40 covers) with a burrito bar and separate Margarita bar at the rear. The basement consists of a fully fitted kitchen with full extract, dumb waiter, wc's and storage. There is an external pavement license for 8 covers.

ACCOMMODATION

The unit is arranged over ground and basement levels with the following approximate areas:

Ground	-	850sq ft / 79 sq mt
Lower Ground	-	500sq ft / 46.5 sq mt
TOTAL	-	1350sq ft / 125.5 sq mt

RENT

Higher of £80,000 pax or 12% of turnover

PREMIUM

On application.

LEASE

Available by way of an assignment of the existing 10 year lease from 24th June 2020 subject to 5 yearly rent reviews. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54. The lease also benefits from tenant only break clauses in 2024 and 2027.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON the premises only from 10am to midnight Monday to Sat and noon to 1130pm on Sundays. Outside seating from 11am to 10pm. A copy of the license is available on request.

BUSINESS RATES

The rateable value is £107,188 which gives rise to rates payable of £54,880.26. Please note this does not account for the 50% business rates relief from 1st April 2022 to 31st March 2023. Interested parties to contact the Local Authority for further information.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

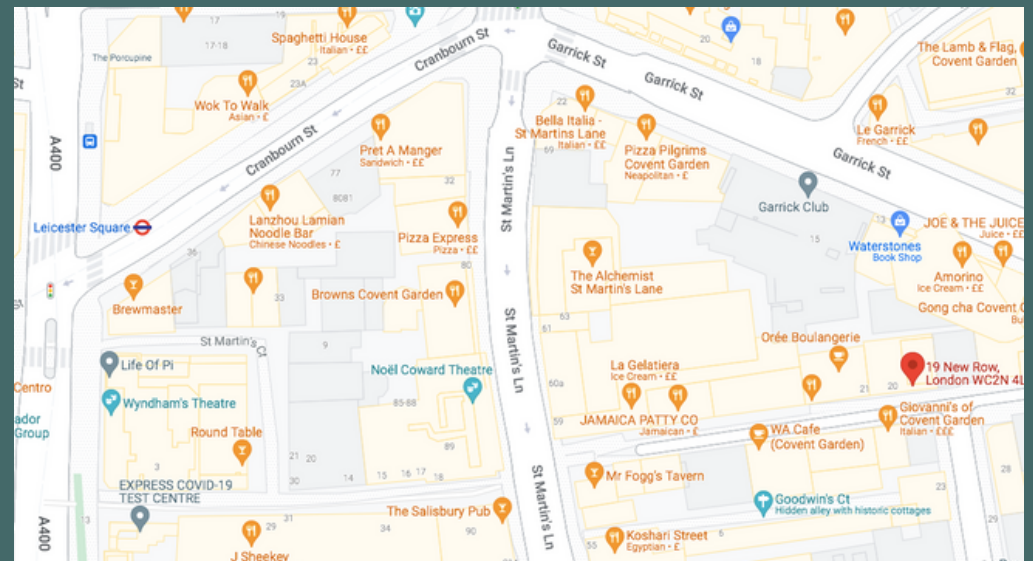
VIEWING

By appointment only through sole agent:

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STAFF UNAWARE & NOT TO BE APPROACHED



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