

TO LET RESTAURANT UNIT

# 5 BERNERS STREET

London, W1T 3LF



## Key Highlights

- Prominent restaurant unit to let
- Situated in close proximity to Oxford Street
- Adjacent to the London Edition Marriott 5 star hotel
- 120 covers arranged over ground floor and basement
- GIA: 297sq m (3,197sq ft) over ground floor and basement
- Midnight premises licence
- Guide rent: £165,000 per annum

SAVILLS LONDON  
33 Margaret Street  
London W1G 0JD

**+44 (0) 20 7299 3088**

[savills.co.uk](http://savills.co.uk)

**savills**



## Location

The premises is located on Berners Street, which adjoins Oxford Street to the south and Eastcastle Street to the north. Oxford Street is one of the busiest retail streets in Europe and benefits from approximately half a million daily visitors to its array of global brands. Operators fronting Berners Street include Nando's, the 5 star London Edition Hotel, which offers 173 rooms and the Berners Tavern. Operators in the surrounding area include Costa Coffee, McDonald's, Tortilla, Pret, Five Guys and Wagamama.

Public transport connections are excellent with both Tottenham Court Road and Oxford Circus underground stations located 0.3 miles to the east and west respectively; providing access to the Central, Northern, Bakerloo, Crossrail and Victoria lines. Access to the national rail service is provided at London Charing Cross Station, 0.9 miles to the south east, and Euston, 1.0 miles to the north.

## Description

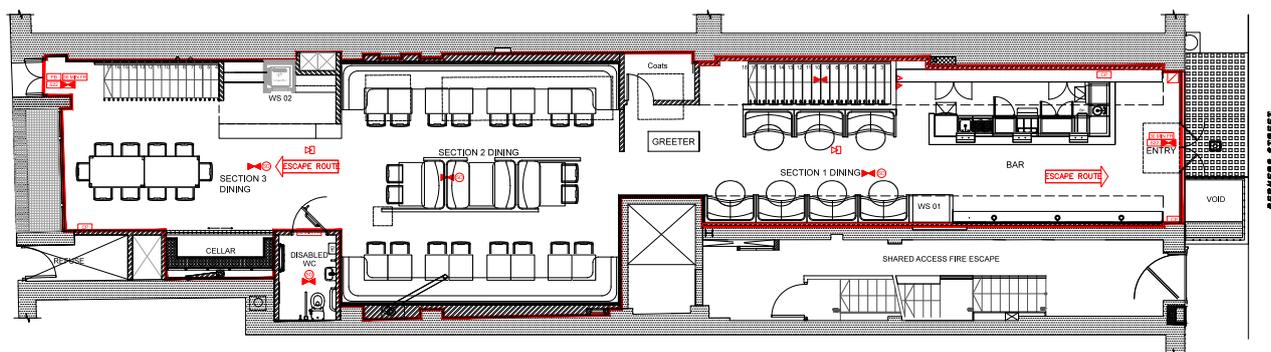
The restaurant comprises the ground and basement of a six storey mid-terrace building with exposed stone elevations beneath a flat roof. The premises benefit from a main entrance from Berners Street and a secondary entrance from Berners Place. The upper floors comprise residential apartments which are excluded from the new lease.

SAVILLS LONDON  
33 Margaret Street  
London W1G 0JD

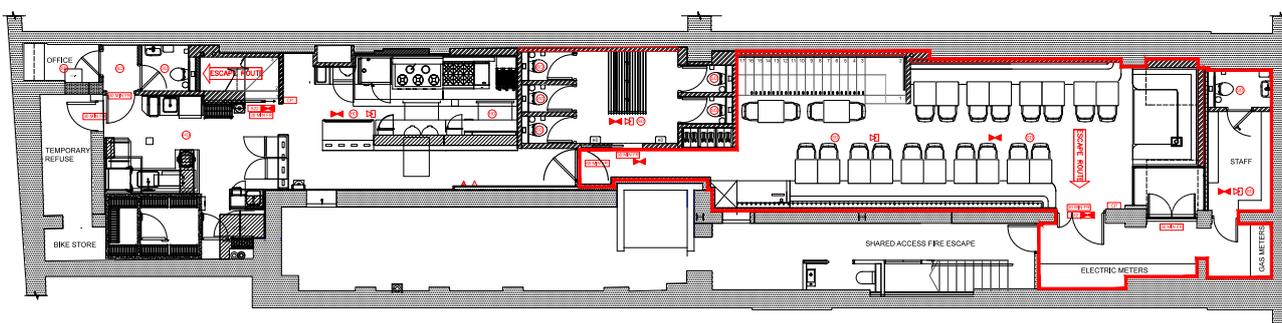
**+44 (0) 20 7299 3088**

[savills.co.uk](http://savills.co.uk)

**savills**



Ground Floor



Lower Ground Floor

## Accommodation

The ground floor comprises an open plan trading area with a bar servery to the front and seating on loose tables, chairs and fixed booths for approximately 85 covers. Ancillary accommodation comprises a disabled toilet and beer cellar.

An internal staircase behind the bar provides access to the basement which comprises an additional trading area with seating for approximately 35 covers. Ancillary accommodation comprises a trade kitchen with dumb waiter, walk in cold storage, ladies' and gentleman's toilets and staff changing room.

The premises has the following approximate gross internal areas:

AREA	SQ FT	SQ M
Basement	1,432	133
Ground	1,765	164
<b>Total</b>	<b>3,197</b>	<b>297</b>

## Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Sunday to Thursday	11:00 - 23:30
Friday to Saturday	11:00 - 00:00

## Terms

Rental offers are invited in the region of £165,000 per annum for a new lease of the ground and basement restaurant unit on terms to be negotiated. The service charge is to be confirmed.

SAVILLS LONDON  
33 Margaret Street  
London W1G 0JD

**+44 (0) 20 7299 3088**

[savills.co.uk](http://savills.co.uk)



## Fixtures & Fittings

Fixtures and fittings may be available by way of separate negotiation.

## EPC

An EPC rating of D (85) has been calculated.

## Rateable Value

2017 - £200,000.

## VAT

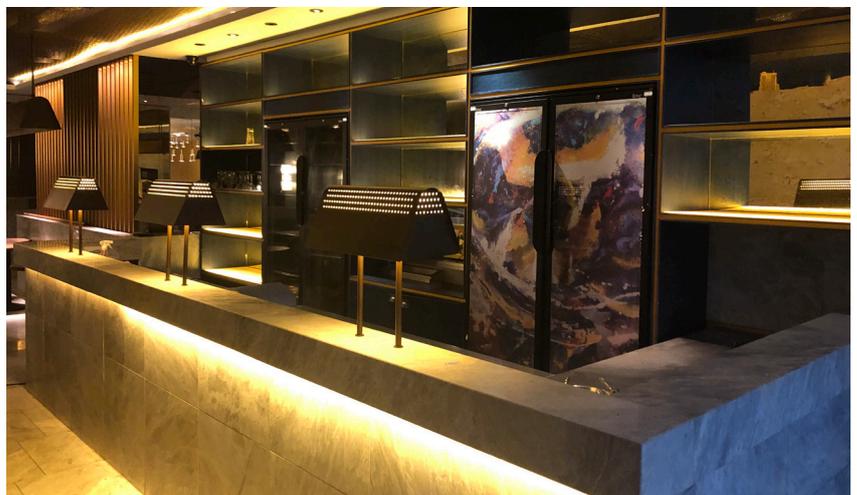
All figures quoted are exclusive of VAT.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all Purchasers (including Agents). Prospective tenants will need to provide proof of identity and residence.

## Viewings

All viewings must be arranged by prior appointment via the joint letting agents Savills or Stephen Kane & Company.



## Contact

### Stuart Stares

Savills  
+44 (0) 207 299 3088  
sstares@savills.com

### James Grasby

Savills  
+44 (0) 207 409 8178  
james.grasby@savills.com

### Paul Breen

Savills  
+44 (0) 207 877 4555  
pbreen@savills.com

### Stephen Kane

Stephen Kane & Company  
+44 (0) 20 7224 0101  
sk@stephenkane.co.uk

## IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | February 2021