

RESTAURANT TO LET

LONDON

25-34 Cockspur Street, London, SW1Y 5BN



Location

The premises is located on the south side of Trafalgar Square on Cockspur Street which leads into Pall Mall. The property is surrounded by well-known hotels, tourist attractions and a number of diplomatic offices including; The National Gallery, Nelson's Column, The Trafalgar St. James Hotel, Haymarket Hotel, The Embassy of Brazil, High Commission of Canada and High Commission of South Africa. Other operators in the vicinity include **Pret a Manger**, **Thai Square**, **Texas Embassy Cantina** and **Rockwell restaurant**.

Accommodation

The unit is arranged over ground, basement and mezzanine floors comprising of the following approximate areas:-

Ground Floor:	1,945 sq ft	180.6 sq m
Basement:	2,883 sq ft	276.8 sq m
Mezzanine:	969 sq ft	90 sq m
Total:	5,797 sq ft	338.5 sq m

The premises benefits from restaurant use and a full route of kitchen extract. An area of external seating to the front of the unit is also possible via a pavement licence.

Rent

On Application.

Tenure

A new lease is to be made available for a term to be agreed, subject to Vacant Possession.

Rates

Rateable Value: £223,000 pa

Interested parties are advised to make enquiries with the Local Authority.

Use

The proposed planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Restaurant, Office, Medical (D1) and Gym (D2) without the need for a change of use.

Legal Costs

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

EPC

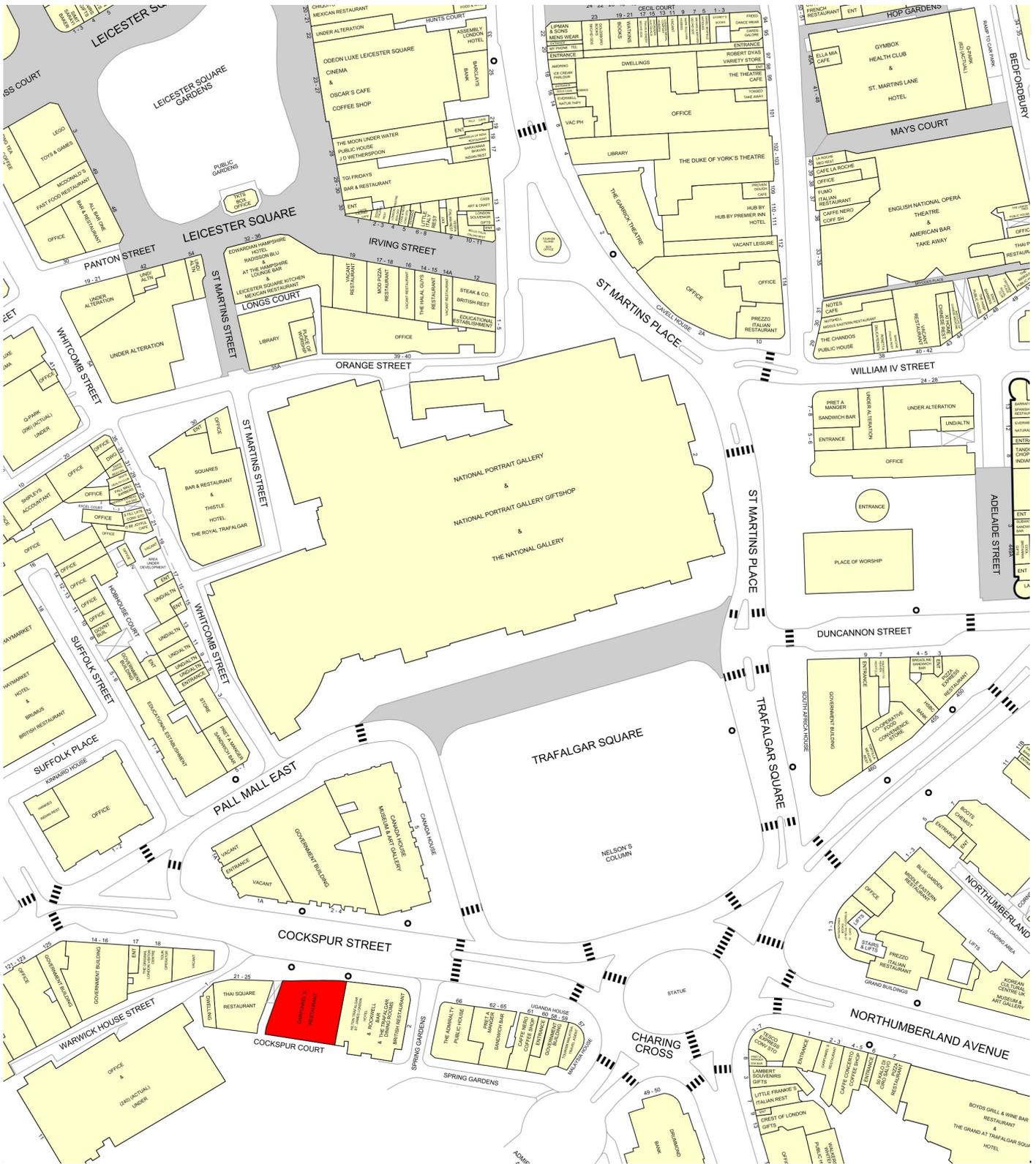
Available on request.

SAVILLS LONDON

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VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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