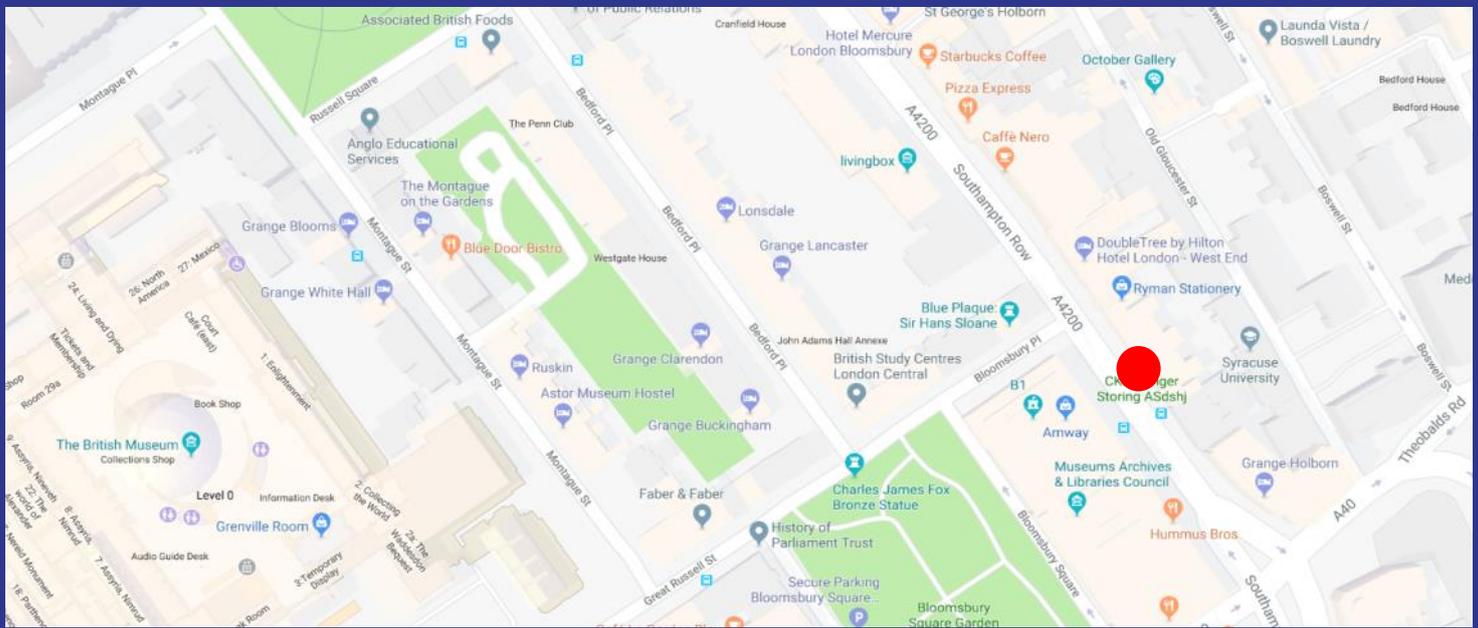




**78 SOUTHAMPTON ROW
LONDON WC1B 4AR
FULLY FITTED CAFÉ : A1 USE
(WITH A3 CONSENT GRANTED)**

- High office and tourist footfall
- 2 doors from KFC, close to The British Museum and many hotels including Doubletree by Hilton and The Grange, Holborn
- Breakfast, daytime and evening trade
- Ground floor approx 585 sq ft with 560 sq ft basement
- Leasehold offers in excess of £150,000



We are instructed to sell this coffee shop/patisserie lease in a prime tourist location giving a buyer an opportunity to buy a **high quality fitted unit**, ready to trade. Should a buyer wish to further improve the business, **planning consent for A3** use has been granted. Note that full external extraction/ventilation cannot be installed but a ventless system such as "Rational Extra-Vent Plus" may be possible.

The property is close to many offices, **The British Museum** and **numerous hotels** around the Holborn/Russell Square area, including **The Grange, Doubletree by Hilton, the Bedford Hotel, Thistle Bloomsbury Park, Mercure London Bloomsbury** (with Marco Pierre White bar & restaurant).

The street has high footfall with **Holland & Barrett, Greggs, Pizza Express** and **Simit Sarayi** just some of the occupiers in this and adjacent blocks. **KFC** have opened two doors away.

Great Ormond Street Hospital, University College London and SOAS University of London campus are also located in

the surrounding area contributing to the high footfall and customer catchment.

The premises have been fitted to a high standard with retail counter and customer seating at ground floor (585 sq ft/54 sq m) and further customer seating, a kitchen and back of house in the basement (560 sq ft/ 52 sq m).

The lease is for **10 years from July 2011** at a rent of **£63,000 pax** with no further review. The lease is inside the L&T Act and therefore has full renewal rights.

The rateable value is £48,500 - interested parties must verify this figure and the rates payable.

Offers are invited in excess of £150,000 to reflect the quality of fit out and 'ready to trade' premises.

EPC Rating: D 76

For further information or inspections please contact either of the joint agents:

INTRINSIC
property
Simon Kelly
Tel: 07770 914634
E: simon@intrinsicproperty.co.uk

J F
020 7462 5767
johnsonfellows.co.uk

Mark Tindale
Tel: 020 7462 5763
E: Mark.Tindale@JohnsonFellows.co.uk

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.