



**\*PRIME SOHO\***

**FULLY FITTED  
RESTAURANT UNIT  
LEASE FOR SALE**

**49 OLD COMPTON ST  
LONDON  
W1D 6HL**

**Location:** The World-famous Old Compton Street benefits from some of the best levels of footfall in the heart of Soho, running from Charing Cross Road to the east, to Wardour Street in the west. The location is moments away from the Gielgud, Sondheim & Prince Edward Theatres, as well as being close to China Town and hundreds of London's finest bars, restaurants and boutiques. This building occupies a fantastic position at the south-western end of the street, close to **Balans, Poppies, Amorino, Comptons, Algerian Coffee Stores, The Groucho Club, The French House, Maoz, Oree Boulangerie, Berenjak and Ronnie Scotts Club.**

**Accommodation:** The property has been well fitted and is in excellent condition, arranged over ground floor and basement. The current configuration provides 32 covers at ground floor and 4 covers externally, with a fitted show kitchen (benefitting from a RECO system) and WC. The basement consists of booth style seating offering 30 covers, with back of house consisting of walk-in fridges, staff wc and office area. Approximate floor areas are as follows:

Ground Floor	701 sq ft	65.1 sq m
Basement	697 sq ft	64.8 sq m

**Lease:** The premises are available by way of an assignment of the existing full repairing and insuring lease, which is a 15 year term that expires 23<sup>rd</sup> May 2036. The next rent review is dated 24<sup>th</sup> May 2026 and there is also a tenant break provision dated 24<sup>th</sup> May 2026.

**Rent:** The rent passing is £82,500 per annum exclusive, rising in increments annually to £90,000 by year 5.

**Premium:** Substantial premium offers are invited for the benefit of our clients' valuable leasehold interest and fixtures and fittings.

**Rates:** Rateable Value £111,000. Rates payable £11,092.41. Interested parties are advised to make their own enquiries with the local authority.

**Licensing:** There is a premises license in place allowing our clients to trade from 11.30 am to 11 pm Monday to Wednesday, 11.30am to 11.30pm Thursday to Saturday and 11.30am to 10.30 pm on Sundays.

**Viewing:** Viewings are strictly by prior appointment with sole agents Ian Scott International:

**NICK SCOTT**  
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Plotted Scale - 1:1,250

#### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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