



020 7935 2222

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## RESTAURANT LEASE FOR SALE

**Sapori**  
43 Drury Lane  
Covent Garden  
London  
WC2B 5RT

### LOCATION

Located in the popular area of Covent Garden on Drury Lane, close to its junction with Long Acre. Drury Lane runs parallel to Bow Street down to Aldwych, providing a busy thoroughfare for shoppers, tourists and theatre goers with Theatre Royal and Aldwych Theatre both situated just a minutes walk away from the property.

Nearby operators include The Real Greek, Zizzi, Masala Zone and Sarasto Restaurant.

### ACCOMMODATION

The property is fully fitted and arranged over ground and basement levels, providing the following approximate Net Internal Areas:

Ground Floor:	707 sq ft
Basement:	880 sq ft
<b>TOTAL:</b>	<b>1,587 sq ft</b>

### LEASE

The property is available by way of assignment of the existing 20 year Fully Repairing and Insuring lease expiring 29/09/2022, with the next rent review is due in September 2012.

### RENT

£75,000 per annum exclusive

### PREMIUM

Upon application

### RATES

We have been verbally informed by the Local Authority:

2010-2011

Rateable Value: £76,500

Rates Payable: £33,124.50

All parties are advised to confirm the above with Westminster City Council.

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### FOR VIEWINGS PLEASE CONTACT

Mark Calder

Tel: 020 7935 2225

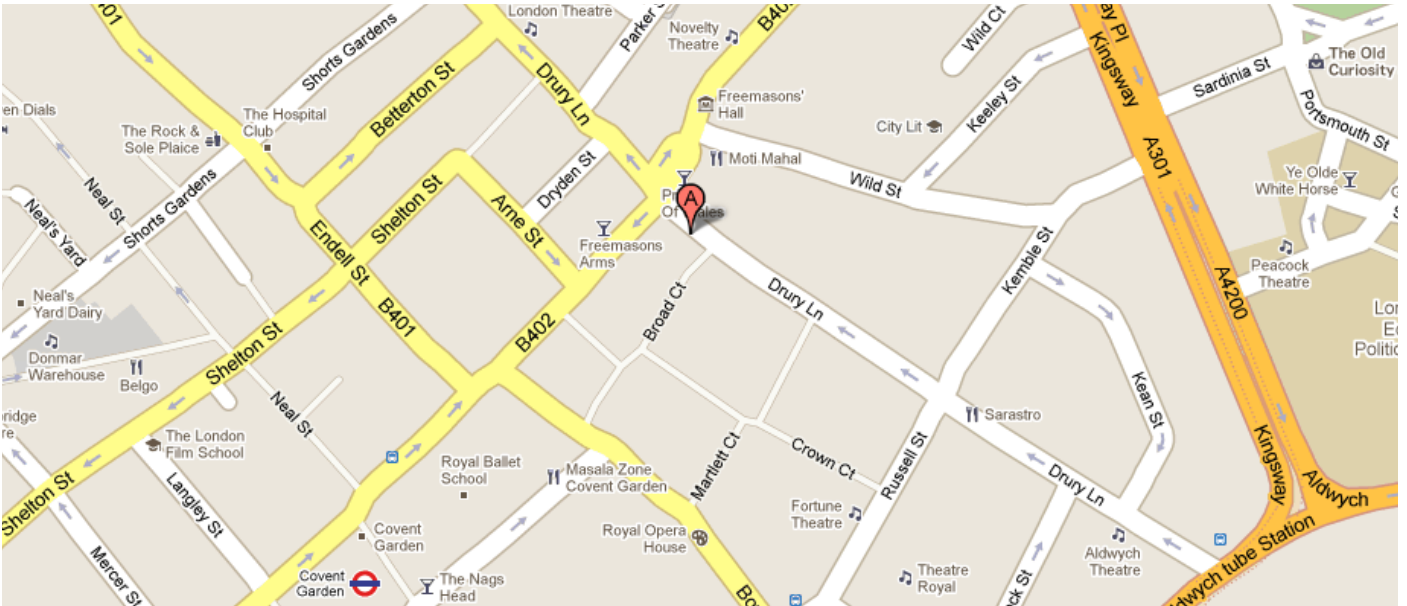
Mob: 07880 796 564

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**Subject to contract**

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.



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