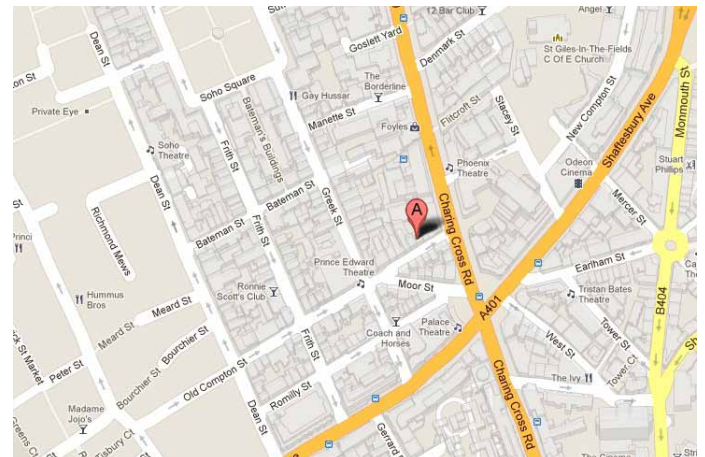




020 7935 2222

www.restaurant-property.co.uk

Piccolo Diavolo, 8 Old Compton Street, Soho, London W1D 4TS



RESTAURANT LEASE FOR SALE * LOCATED IN THE HEART OF SOHO

LOCATION

Old Compton Street is located in the South East of Soho and links Charing Cross Road to Wardour Street. This popular dining destination benefits from passing tourist trade as well as the trendy Soho regulars who work, live and dine in the surrounding streets.

The property is located close to the junction with Charing Cross Road with nearby occupiers including Ed's Easy Diner, Bincho Yakitori, Pizza Express, Cafe Boheme and Soho House.

ACCOMMODATION

The premises are fully fitted and arranged over basement, ground and first floors providing the following approximate areas:

Basement	430 sq ft
Ground Floor	650 sq ft
First Floor	108 sq ft
TOTAL	1,188 sq ft

Also included are 3 flats above which are let on AST's and produce an income of £49,400 per annum.

LEASE

The premises are available by way of an assignment of the existing 25 year Fully Repairing and Insuring lease from 24th November 1999.

Alternatively, our client would consider offering a sub-lease for the restaurant. Further details are available upon request.

RENT

At the last rent review on 29th September 2009, the agreed fixed annual uplifts are as follows:

29th September 2010	£84,625 per annum
29th September 2011	£87,250 per annum
29th September 2012	£89,975 per annum
29th September 2013	£92,500 per annum

PREMIUM

Upon Application

RATES

We have been verbally informed by the local authority:

2010-2011	
Rateable Value:	£62,000
Rates Payable:	£26,846

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

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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.