

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

## PRELIMINARY DETAILS

**“RARE OPPORTUNITY”**

**RESTAURANT USE JUST GRANTED IN**

**THE HEART OF SOHO!**

**24 BREWER STREET, LONDON W1**

**LOCATION:** The property is located on the North side of this rapidly and vibrant Soho location close to its junction with Wardour Street and opposite the recently opened 'El Camino' Mexican Restaurant and close to the highly acclaimed 'Hix' restaurant.

**ACCOMMODATION:** The property is in need of complete refurbishment and has permission for the following:-

**Ground Floor** – Restaurant – 965ft<sup>2</sup> net

**Basement** – Kitchen/Staff – 400ft<sup>2</sup> net

**1<sup>st</sup> Floor** – Toilets

### Please Note:

\* Permission granted for an initial 30 covers - although a further approach from an operator should see this increase.

\*\* There is a self-contained, separately accessed two bedroomed maisonette on the 1<sup>st</sup> and 2<sup>nd</sup> floors which could be made available by separate arrangement.

**Lease:** For a term by arrangement

**Rent:** Offers in the order of £90,000 p.a.x.

**Rates:** To be assessed

**Legal Costs:** Each party to bear their own legal costs

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

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