

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

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

NEW INSTRUCTION

BASEMENT RESTAURANT WITH CANOPIED ENTRANCE FROM PAVEMENT

TO LET

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**69 CHARLOTTE STREET
LONDON, W1**

Location	This restaurant is prominently situated with its own ground floor entrance on the west side of Charlotte Street at its junction with Tottenham Street. The unit is at the heart of this vibrant restaurant, retail and office location opposite the newly opened 'Goucho' restaurant and within close walking distance of Goodge Street underground station (Northern Line).
Accommodation	<p>The property is accessed from its own canopied staircase from the pavement leading to the basement currently laid out and an open plan area of 515 sq ft approx with a kitchen of 147 sq ft, approx storage of 32 sq ft and male/female wc's.</p> <p>The property is in need of full refurbishment.</p>
Rent	Offers in the order of £18,500 p.a.x.
Rates	£7,500 p.a. payable approx
Lease	A new full repairing and insuring lease for a term to be agreed.
Legal Costs	Each side's legal costs to be borne by the respective parties.
Viewing	By arrangement through sole agents, White Druce & Brown – Ref JLG

www.whitedrucebrown.com

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