PRIME WEST END RESTAURANT LEASE & ASSETS FOR SALE

An opportunity has arisen to acquire the leasehold interest and associated assets of a fully fitted restaurant premises situated in a prime West End location in Central London.

The premises occupy a prominent position within the West End, benefiting from a substantial surrounding office, retail, tourist and leisure catchment, together with proximity to major transport links and the theatre district. The restaurant provides approximately **110 indoor covers and 50 outdoor covers**, with a substantial terrace area, and benefits from premises licensing permitting restaurant trading, the sale of alcohol and late night refreshment.

The premises comprise an extensively fitted restaurant with a comprehensive commercial kitchen, restaurant furniture, bar and customer areas, together with associated office and IT equipment. The existing infrastructure provides an incoming operator with a substantially fitted site, potentially limiting the capital expenditure required to establish a new restaurant concept.

The lease provides a term expiring in **May 2037**, at a current rent of **£310,000 per annum plus service charge, or 8% of sales, whichever is greater**, with the next rent review due in May 2027. The lease is contracted outside the security and tenure provisions of the Landlord and Tenant Act 1954. Assignment of the lease is subject to the consent of the landlord and the terms of the existing lease, including applicable pre-emption provisions.

The sale includes the leasehold interest together with a comprehensive range of assets, including commercial kitchen equipment, restaurant furniture, EPOS and IT equipment, refrigeration, cooking equipment, bar and catering equipment and other fixtures and fittings. A quantity of wet and food stock is also available as part of the sale, subject to verification and any applicable retention of title claims.

The assets include, amongst other items, a Harrison Icon charcoal oven, commercial refrigeration and freezer equipment, Meiko pass through dishwasher, Turbofan convection oven, commercial mixers, ice machines, drinks refrigeration, wine coolers, EPOS equipment, iMacs, MacBook, iPads, CCTV and audio equipment, together with a substantial quantity of restaurant tables and seating.

There is also a registered UK trademark associated with the restaurant brand. The sale is principally being offered as a **lease and asset opportunity**, and interested parties should satisfy themselves as to the suitability of the premises, lease terms, licensing, condition of the assets and all other matters prior to submitting an offer.

Offers

Interested parties are invited to submit offers for the lease and assets **by no later than 12:00 noon on Monday 5 October 2026**.

The successful purchaser will be required to proceed on an accelerated basis, with the intention that the sale is **completed by close of business on Friday 9 October 2026**, subject to the necessary assignment of the lease and landlord's consent.

Accordingly, only parties able to demonstrate that they can complete within this timescale should express an interest.

Due to the confidential nature of the sale, interested parties will be required to enter into a non-disclosure agreement before further information is released. Proof of funds and/or appropriate evidence of funding will also be required and may be requested at any stage of the sales process.

Williams & Partners Ltd reserves the right to close the bidding process early, extend the deadline or withdraw the opportunity without notice or liability.

Applications received within 48 hours of the deadline may be too late to allow sufficient time for an NDA to be completed and the Information Pack to be issued.

For further information, please contact **Antony Berg of Williams & Partners Ltd, Valuation and Insolvency Agents**, on **020 3195 1407** or **078 0303 5445**.