

Unit 2, Sedley Place,
14 Woodstock Street,
London W1C 2AH



Ground - 1,492 sq ft
Basement - 1,720 sq ft

Restaurant opportunity located between
Oxford Street and Bond Street

LOCATION

The property is located In Sedley Place, a pedestrian thoroughfare connecting Oxford Street and Woodstock Street, London. Nearby tenants include a strong mixture of quality retail and restaurants such as Rosa Clara, Bonhams, Hanina Fine Arts Gallery, Gianniio, Eat Tokyo, Chisou & Drunch. The unit benefits from external seating in Sedley Place available on a separate licence.

TENURE

Available by way of a new effective full repairing and insuring lease for 15 years outside of the Landlord & Tenant Act.

QUOTING RENT

£165,000 per annum.

EPC

An EPC certificate is available on request.

BUSINESS RATES

Rates Payable are £70,725 per annum.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

£18,129 + VAT per annum.

VIEWINGS

TRACEY POLLARD

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ACCOMMODATION SCHEDULE

FLOOR	SQ FT	SQ M
Ground	1,492	138
Basement	1,720	159
TOTAL	3,212	298



Potential external seating

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