WC2H 9BH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)





Central London Freehold Restaurant Investment

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Property Information

Central London Freehold Restaurant Investment

- Located moments from Covent Garden in the heart of London's West
- Let to upmarket & renowned seafood restaurant t/a Parsons on ground and basement floors until July 2032 (No breaks)
- Two residential apartments above let on long lease
- Fashionable and desirable location close to Covent Garden Piazza & Covent Garden Station (300metres), The Royal Opera House & several theatre and retail & hospitality operators
- VAT-free investment

Lot 5

Rent

£55,000 per Annum Exclusive

Sector

Restaurant. Leisure

Auction

15th May 2025

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 250 metres north of Covent Garden, 450 metres north east of

Leicester Square

A40. A400 Roads

Covent Garden (Piccadilly Line), Tottenham Court Road

(Northern, Central and Elizabeth Lines), Leicester Square

(Northern, Piccadilly Line)

Air London Heathrow Airport

Situation

Rail

Endell Street is located in the heart of London's West End and Theatreland within close proximity to Covent Garden Piazza, Trafalgar Square and Leicester Square. The property is situated on the west side of Endell Street close to its junction with Short's Gardens and some 300 metres from Covent Garden Underground Station. The immediate vicinity is highly popular and fashionable with nearby occupiers including The Shaftesbury Theatre, The Royal Opera House, Top Secret Comedy Club and many desirable restaurants and bars.

Tenure

Freehold

Description

The property, which is not listed, comprises a restaurant arranged on the ground and basement floors, with two separately accessed flats on the upper three floors, let on a long lease. Externally, the property benefits from terraced seating to the front.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

Note

As to the residential flats, the tenant has been served notice pursuant to Section 5B of the Landlord and Tenant Act 1987. The tenant has not responded to the notice within the timeframe (or not at all). Therefore, the tenant is not able to exercise their rights of pre-emption on this sale.

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Restaurant Ancillary	35.30 61.97	(380) (667)	VERDELIN LIMITED t/a Parsons (1)	10 years from 08/07/2022	£55,000	08/07/2027
First Second/Third	Studio Flat 2 bed maisonette	-	-	ONE HOUSING GROUP LIMITED	150 years from 24/06/1988	Peppercorn	-
Total Approximate Commercial Floor Area		97.27	(1,047)			£55,000	

⁽¹⁾ Parsons is a boutique seafood restaurant established in 2017. The tenant has occupied the premises since 2018 and no incentives or rent-free periods were conceded at the renewal in 2022. A £20,000 rent deposit is held by the landlord.

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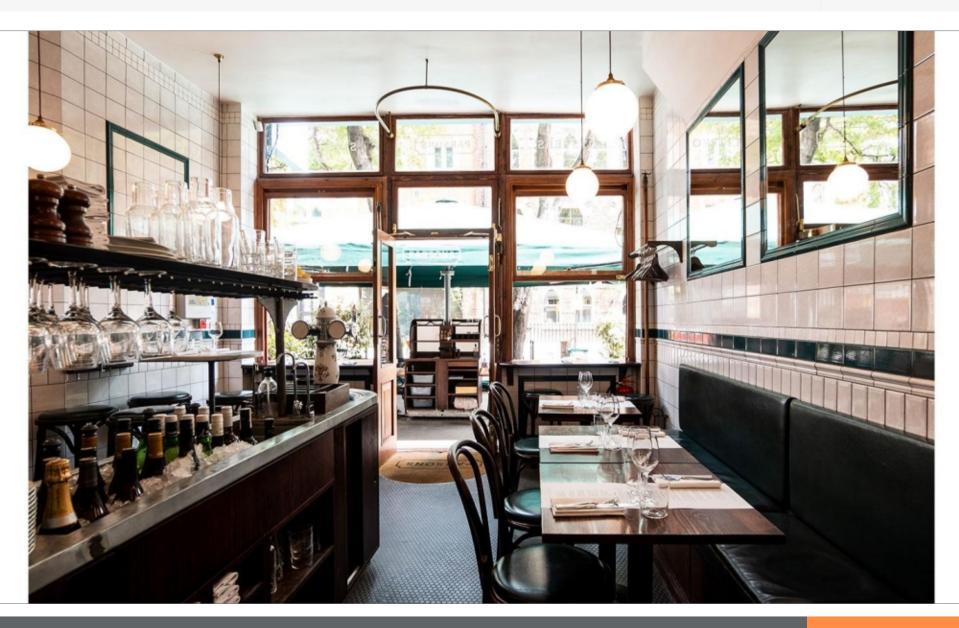


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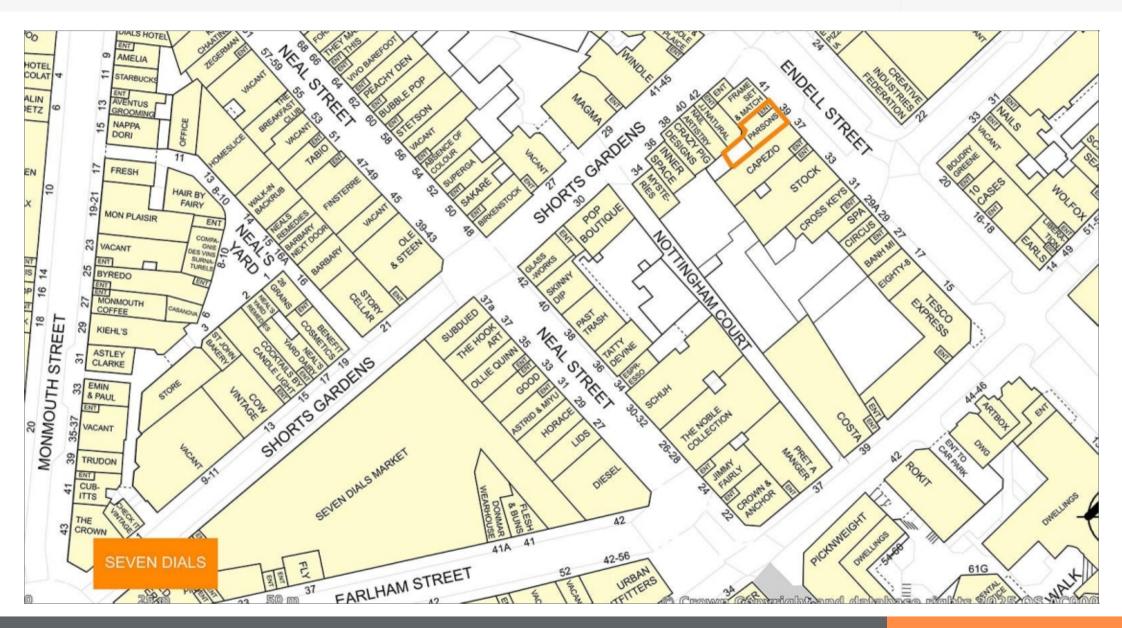


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