



## Restaurant Opportunity

# To Let

14,220 Sq Ft

### The Space

The premises is arranged over five floors including basement, and provides the following approximate gross internal floor area:

#### Basement

1,035 sq ft  
96.33 sq m

#### Ground Floor

4,985 sq ft  
463.23 sq m

#### First Floor

4,948 sq ft  
448.53 sq m

#### Second Floor (offices)

1,511 sq ft  
138.67 sq m

#### Third Floor (offices)

1,538 sq ft  
142.89 sq m

## 20 - 21 Leicester Square London WC2H 7LE

Iconic opportunity in the heart of London's West End. Nearby occupiers include some of the most diverse leisure and entertainment uses in the capital.

The Property is located on the eastern side of the Leicester Square which is renowned for being at the centre of London's hospitality and leisure scene including several red-carpet film events throughout the year.

### Highlights

- 14,220 sq ft flagship leisure opportunity
- Potential for al fresco dining to front
- Over 2.5m visitors to Leicester Square each week which peaks at 23,000 visits per hour\*
- Ideal for pop up / brand testing
- Guide Rent £1,000,000 per annum

# Key Information

## Nearby Occupiers

- Odeon West End
- TGI Fridays
- Hippodrome Casino
- The LEGO Store
- All Bar One

## Connectivity

- Leicester Square  
2 mins
- Piccadilly Circus  
4 mins
- Charing Cross  
6 mins
- Tottenham Court Road  
8 mins
- Oxford Circus  
15 mins

## Terms

The property is available by way of a lease until **July 2024** which is to be contracted outside of the security of tenure provisions of the 1954 Act.

## Premises License

Permitted to sell alcohol:  
Mon - Wed: 10 - midnight  
Thurs - Sat: 10:00 - 00:30  
Sun: 12:00 - 23:30

## Rateable Value

£1,300,000.

## EPC

An EPC is available on application



## Contacts

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\*These figures refer to visitor numbers prior to the coronavirus outbreak.