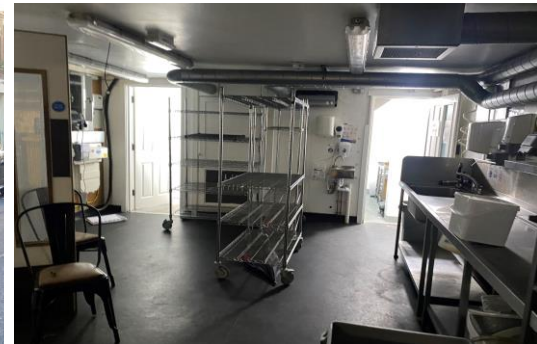


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## RETAIL PROPERTY



# 33 Eastcastle St, London W1W 8ET RESTAURANT FOR SALE/LET with takeaway use

### Location

Opposite Pret and near Ole & Steen.

### Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	114	990
Basement	67	721
First Floor	50	541
Second	36	382
3 <sup>rd</sup> /Attic-not measured.		

### Rent

Held on a lease until July 2026 at a rental of £170,000pax

### Planning

The property currently has class E planning use.

### Rates

The premises have a rateable value of £120,000 in the 2023 list. Interested parties are strongly advised to make their own enquiries.

### Service Charge

N/A

### VAT

The property has been elected for VAT purposes.

### Energy Performance Certificate (EPC)

The property has an EPC rating of E.

Full report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the sole agent:

### Michael Perkins

Perkins Fox  
34 South Molton Street

London  
W1K 5RG

Tel: 020 7486 6550

Email: [info@perkinsfox.com](mailto:info@perkinsfox.com)

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