10 Gerrard Street W1
Prime Chinatown Restaurant Opportunity

Leisure Property Specialists
020 7100 5520 - www.cdgleisure.com
Prime A3 Unit in Chinatown

New Lease—Nil Premium

Location:
This restaurant is prominently located in a central London prime position on Gerrard Street in the heart of Chinatown. Nearby occupiers include a host of independent restaurants: VietFood, Shuang Shuang, XU (opening soon in Rupert Street), Rasa Sayang, Baiwei, Le Hanoi, Bao & Noodle.

Transport links are excellent with Leicester Square underground station (Northern & Piccadilly lines), and Piccadilly Circus being a short walk away.

Description:
The restaurant is arranged over ground floor, basement and first floor and comprises of the following dimensions and net internal floor areas:

<table>
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<tr>
<th>Floor</th>
<th>Area</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Ground</td>
<td>103.3 m²</td>
<td>1,111.9 Sq. Ft.</td>
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<tr>
<td>Basement</td>
<td>85.7 m²</td>
<td>922.5 Sq. Ft.</td>
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<tr>
<td>First</td>
<td>83.2 m²</td>
<td>895.6 Sq. Ft.</td>
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<tr>
<td>Total</td>
<td>272.2 m²</td>
<td>2,930.0 Sq. Ft.</td>
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The unit will be delivered in shell condition with capped off services.

Tenure:
A new FRI for a term to be agreed with upward only periodic rent reviews. The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent:
£300,000 per annum exclusive of rates, service charge, VAT and all other outgoings.

License/Planning:
The premises benefit from A3 planning with a premises license in place to supply alcohol with the provision of table meals with the usual restaurant hours and conditions.
Immersed in culture, Chinatown is a distinctive place where Chinese and East Asians feel at home and Western visitors can try new things.

With over 70 authentic East Asian restaurants, shops, bars and cafes, Chinatown is the number one East Asian destination in the West.

China is changing and traditional values are being complemented by new ideals and trends, inspired by other parts of the Far East and the West. This is influencing what Chinese people and visitors expect in Chinatown. Shaftesbury understands this and is experiencing directly the evolution of China, spending time in its cities to see, taste and hear what is happening first hand.

Whilst inherently Chinese, under Shaftesbury’s long-term curation and partnership with the community, Chinatown is evolving to reflect the changes occurring the Far East, creating a mix of tradition and modernism that makes cities such as Shanghai, Beijing, Tokyo and Seoul some of the most exciting places in the world.

OFFICIAL WEBSITE  官方网站：CHINATOWN.CO.UK
Viewings:
Through the vendors sole agent: CDG Leisure
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