



GENIUS GROUP

Specialist in leisure & retail property since 1994

PRIME LEICESTER SQUARE OPPORTUNITY

14 LEICESTER SQUARE, LONDON WC2H 7NG



Description

The premises are situated in the heart of the iconic Leicester Square which is the location of nationally significant cinemas such as the Odeon and Empire, which are often used for film premieres and The Prince Charles Cinema. The busy and vibrant public square has numerous restaurants, shops, theatres, clubs and nightlife and many tourist attractions.



The property is arranged over ground floor. We understand the gross approximate areas to be as follows:

Ground Floor	3,700 sq ft
Outside Seating	1,000 sq ft

Lease

A New FRI lease at a rent TBA to the greater of a minimum base rent or % of turnover.

Premises Licence

Playing of Recorded Music	Unrestricted
Late Night Refreshment	Monday to Saturday: 23:00 to 03:00 am Sunday: 23:00 to 01:00 am

Further Information

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with Genius1Group:

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GENIUS GROUP

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Genius1 Group provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any party of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Genius1 Group Limited.

