



# GENIUS

GROUP

Specialist in leisure & retail property since 1994

SOHO RESTAURANT/BAR OPPORTUNITY  
FULLY FITTED + NIL PREMIUM

2 ST ANNE'S COURT, LONDON, W1F 0AZ



## Description

The restaurant and Bar is situated in between Wardour Street and Dean Street within St Anne's Court and close to The Soho Theatre.

[Google Street View](#)

The fully fitted premises are arranged over the raised ground floor of approximately 5,000 sq ft.

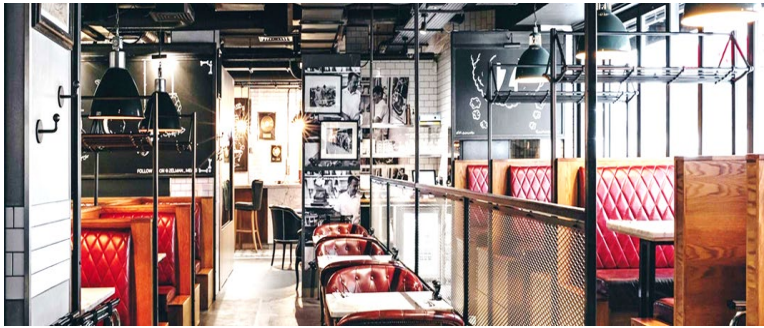
## Lease

A new FRI lease will be available on terms to be agreed at a rent of £350,000 per annum with nil premium, subject to contract

## 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 sole agent, Genius1Group:

**Brandon Elmon**  
07970 441122  
brandon@genius1group.com

[www.genius1group.com](http://www.genius1group.com)



# GENIUS

GROUP

3 Middleton Place, Fitzrovia, W1W 7TB

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.