

PRIME RESTAURANT WITH LATE NIGHT LICENCE TO LET ON NEW LEASE 11/12 HAYMARKET, LONDON, SW1 4BP



Location

The property occupies a prominent corner location at the junction with Orange Street. Nearby occupiers include the **Haymarket Hotel**, **Theatre Royal**, **His Majesty's Theatre**, **Dover Street Market**, **Smoky Boys**, **Fallow**, and **Ole & Steen**. Both **Piccadilly Circus** and **Trafalgar Square** are a few minute's walk away.

Accommodation

The premises are arranged on ground floor, basement and mezzanine having the following approximate dimensions and areas: -

Ground Floor Area	2200 sq ft	204 sq m
Basement	2400 sq ft	222 sq m
Mezzanine	1000 sq ft	92 sq m

The premises benefit from a 3am premises licence and have full extraction and a gas supply.

Lease

A new lease is available for a term of 15 years subject to rent reviews every 5 years outside the Landlord & Tenant Act 1954.

Rent

Rental offers in the order of £250,000 pax are invited.

Rates

We understand that the premises are assessed for rates as follows: -

Rateable Value	£265,000
Rate in Pound (2025/2026)	55.5p
Rates Payable	£145,750

Viewings

Strictly by appointment via:

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