

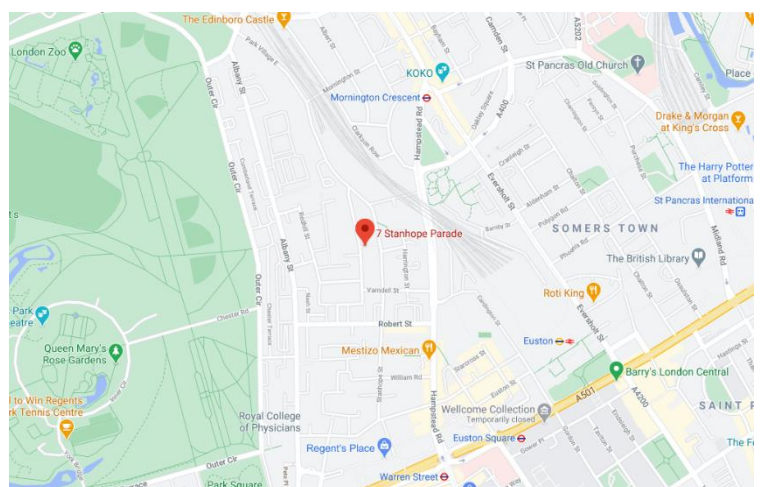


7a Stanhope Parade, Kings Cross, London NW1 3RD

### Summary

- Free of tie
- New Lease Available
- Nil Premium
- Outside seating area
- 5 bed residential flat
- Open plan ground floor trading area

New Lease Available



Viewing is strictly by prior appointment with sole agents  
Davis Coffier Lyons:

**Connie Start**  
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### Location

The property is located on Stanhope Street. The property has the benefit of good transport links with Euston Station 0.4 miles east of the property, Warren Street Station 0.4 miles south of the property, Regents Park Station 0.6 miles south of the property and Mornington Crescent 0.6 miles north of the property. The surrounding occupiers are formed almost exclusively of residential dwellings, other licenced operators and secondary retailers.



### Description

The property is arranged over ground floor, first floor and basement. The property also has the benefit of an outside seating area. The property has the following net internal areas:

	Sq. M	Sq. Ft
Ground Floor	232.26	2,500
Basement	92.90	1,000
Outside Seating	74.32	800

The first floor provides a 5 bed residential flat.

### Tenure

Leasehold.

### Rent

£80,000 per annum

### Use

The premises benefits from A4/Sui Generis planning consent.

### Licence

Monday to Saturday	10:00am to 11:00pm
Sunday	10:00am to 10:30pm

### Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

