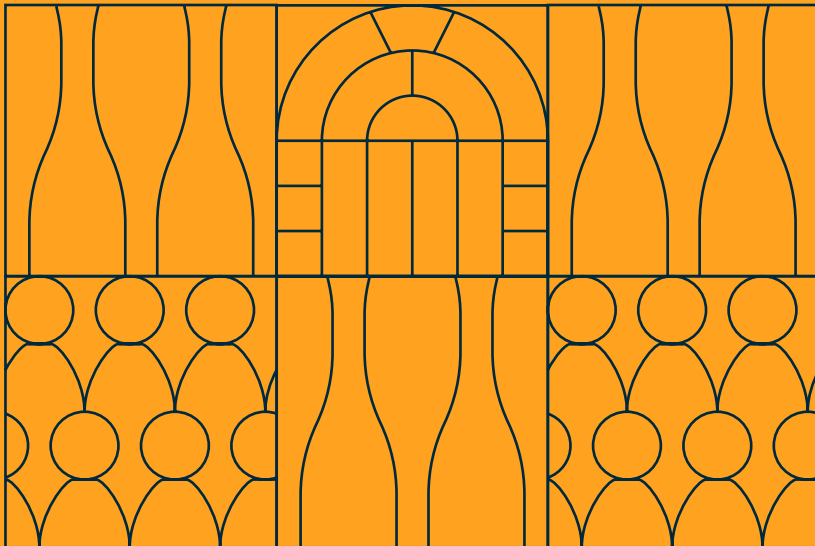


# 1 PRINCES STREET



## Gastro wine bar opportunity in the West End's heartland

Occupying a prominent corner position just off Regent Street, 1 Princes Street is perfectly located for a contemporary wine bar brand, with a constant passing footfall of workers, shoppers, visitors and residents alike.

Princes Street links the world-famous shopping and entertainment destinations of Regent Street and Oxford Circus with the elegant Hanover Square and Bond Street. The area has undergone significant public realm improvements in recent years, with several retail and commercial schemes adding over 200,000 sq ft of new offices.

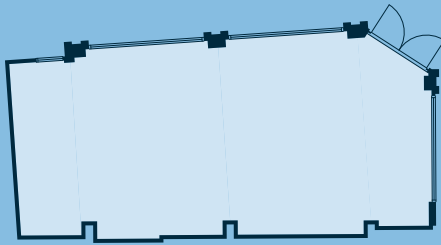
Passing trade will also include diners, drawn to the area for its wide choice of places to eat, including Bar Remo, The Maine, WatchHouse Coffee and Nathalie as your neighbours. Also, following a successful residency within The Crown Estate, Tendril have recently taken a permanent site nearby. With such a wide range of successful openings nearby, the exciting casual dining mix is constantly evolving within Princes Street.

**In 2022 alone nearby Bond Street and Oxford Street underground stations recorded combined tap ins/outs of over 73m people. Nearby Bond Street Station (5-min walk) is on the Elizabeth line, bringing even more people to the area.**



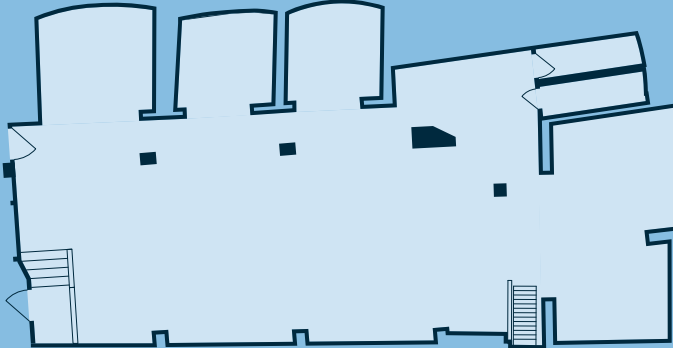
## Ground floor

531 sq ft / 49.3 sq m



## Basement

1,323 sq ft / 122.9 sq m



## Floor availability

|              |                    |                   |
|--------------|--------------------|-------------------|
| Ground Floor | 531 sq ft          | 49.3 sq m         |
| Basement     | 1,323 sq ft        | 122.9 sq m        |
| <b>Total</b> | <b>1,854 sq ft</b> | <b>172.2 sq m</b> |

## Outside seating

The Crown Estate will support an application for outside seating though this would be subject to working with WCC and their subsequent approval.

## Planning

The historic planning decisions at the site is A1(Café) Use with A4 (Bar) Use at basement.

## Licence information\*

Mon-Wed: 10am-Midnight

Thurs-Sat: 10am-1am

Sun: Midday-22:30pm

\*The unit is licensed to sell alcohol separate to table meals on the ground and basement floors, provided substantial food is available at all times.

## Timing

Subject to Landlord works, due to complete Q2/Q3 2023 - more information on these works available upon request.

## Tenure

Available on a new effective full repairing and insuring leases for a term to be agreed, and contracted outside of the Landlord and Tenant Act 1954 Part II (as amended).

## Rent

Upon Application.

## Service charge & insurance

Details upon request.

## Business rates

Rateable value to be reassessed.



For further information,  
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Leasing on behalf of



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[thecrownestate.co.uk](http://thecrownestate.co.uk)