

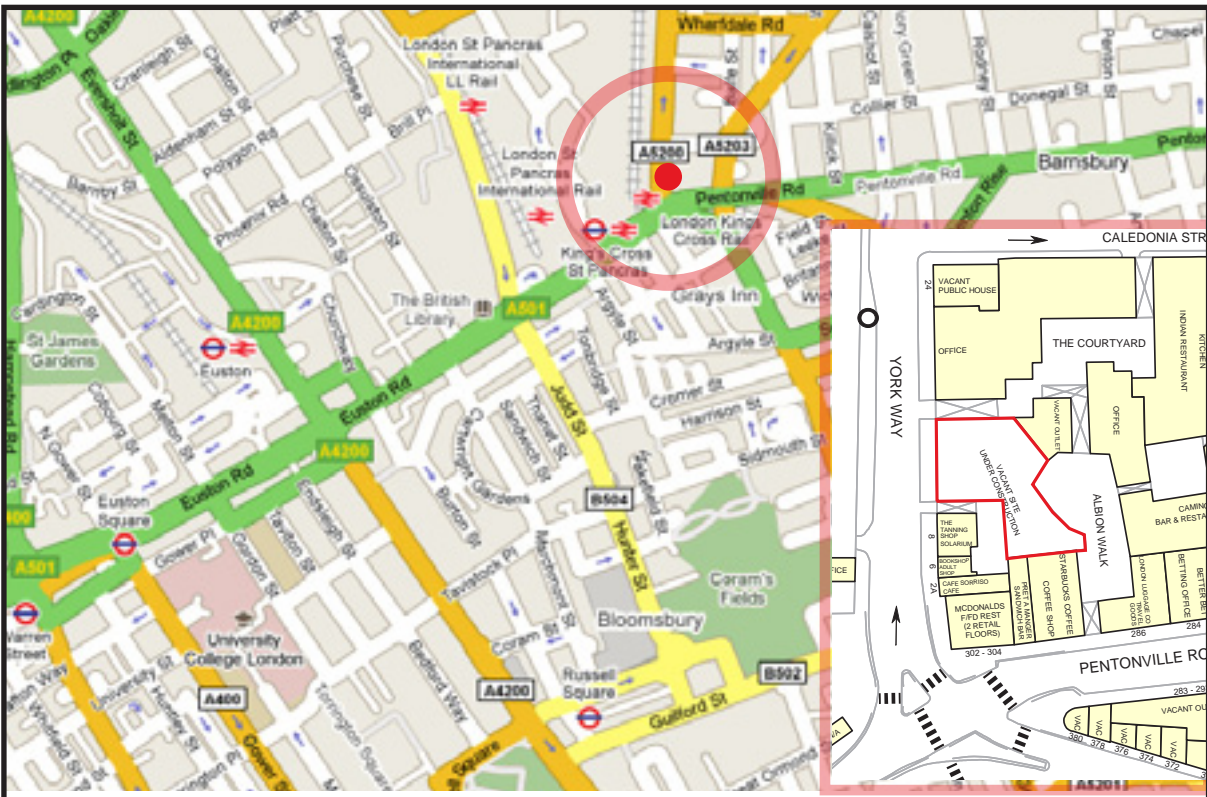
**DE&J  
LEVY**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS



# KINGS CROSS

**PROMINENT BAR/RESTAURANT**  
16 YORK WAY LONDON N1



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## Location

The premises are prominently situated in York Way, virtually opposite the side entrance into Kings Cross Station, and close to the junction with Pentonville Road. Kings Cross and St Pancras Stations provide unrivalled transport links throughout London, UK and Europe, with the Eurostar service attracting record passenger numbers. St Pancras will be the major departure point for the 2012 London Olympics.

Kings Cross is now recognised as one of London's most exciting areas to live and work. The Regent Quarter development which comprises 220,000 square feet of offices, 142 residential flats, a 277 bed hotel, and 60,000 square feet of retail and restaurants is fully occupied and lies immediately behind 16 York Way.

Kings Place which is a short walk away provides a further 300,000 square feet of offices which are nearly fully let, together with London's newest concert hall venue and waterfront restaurants.

The 67 acre Kings Cross Central development, which is Europe's largest urban regeneration, has commenced and will complete the transformation and importance of the area

Camden Council has commissioned Urban Initiatives to prepare design proposals for York Way environmental improvements. The proposals include footpath widening, enhanced street lighting, improved and additional York Way crossing points and other changes to the public realm which would improve the experience of the users of the street.

16 York Way provides a major restaurant/bar opportunity with enormous potential for day time and evening trade.

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## Property

The restaurant/bar has a prominent frontage to York Way with the possibility of some pavement tables. In addition there is an open courtyard which is available for some external seating. The premises will be let in shell condition with screeded floors, capped off services, and a hoarded shop front. The approximate measurements and dimensions are as follows:

|                   | Feet         | Metres        |
|-------------------|--------------|---------------|
| NET FRONTAGE      | 54 ft        | 16.50         |
| GROUND AREA       | 4,132        | 384.87        |
| BASEMENT AREA     | 2,372        | 220.36        |
| <b>TOTAL AREA</b> | <b>6,504</b> | <b>605.23</b> |

The floor areas are gross internal, including staircase voids. Floor plans are available on request.

## Lease

A new lease is available for a term by arrangement on a full repairing and insuring basis, subject to 5 yearly upward only rent reviews.

## Rent

Rent available on application.

## Planning Consent

Consent has been obtained for A3 and/or A4 use.

## Rates

The rateable value has not yet been assessed.

## Viewing

Strictly by appointment through DE & J Levy or our joint agents Davis Coffey Lyons:

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020 7747 0150  
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