

RETAIL

TO LET

12 NEW ROW, COVENT
GARDEN, LONDON
WC2N4LF

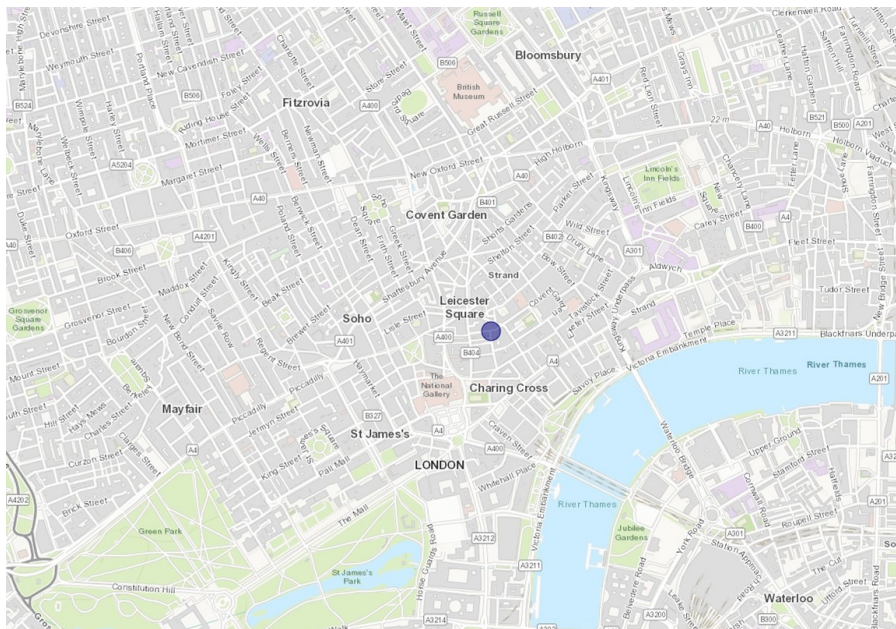
403 sq ft
37.44 sq m

- £50,000 per annum exclusive
- Prime Corner Unit
- 2 Minute Walk to Covent Garden Piazza
- 4 Minute Walk to Leicester Square

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LOCATION

Situated in New Row, the heart of Covent Garden near Leicester Square, Covent Garden Piazza and Trafalgar Square.

Covent Garden is home to a mix of independent, national, and international retailers as well as major tourist attractions, hotels, and West End theatres.

New Row runs between Bedford Street and St Martin's Lane. The property is within easy walking distance of Leicester Square, Covent Garden and The Strand.

It is served by public transport, with Leicester Square (Northern and Piccadilly Lines), Covent Garden (Piccadilly Line) stations within 5 minutes' walk and numerous bus routes in the vicinity.

DESCRIPTION

The property is a traditional double fronted corner shop with four large windows on to New Row and Bedfordbury with the entrance located on the corner.

On the ground floor is a open retail area with one pillar located towards the front. At the rear is a spiral staircase leading to the basement providing a kitchen/office and a single WC.

The property is heated and cooled by air-conditioning.

PLANNING USE

We understand the property has planning consent for A1 Retail Use.

We would advise any party to seek planning advice on the Use Class of

the property prior to the letting.

Alternative uses will be considered subject to planning such as A3/A4 Restaurant/Bar.

TERMS

The property is currently let to the Flight Centre until 14th September 2020.

The property will be available on a new FRI lease. Rent exclusive of business rates.

RENT

£50,000 per annum exclusive

SERVICES

Mains water, drainage and electric are connected. No services have been tested.

Any equipment within the property has not been tested by ourselves and it is the responsibility of the incoming tenants to satisfy themselves as to their working order.

ACCOMMODATION

The property has been measured from plans.

Name	Size
Retail Area	245 sq ft (22.76 sq m)
Basement	158 sq ft (14.68 sq m)
Total	403 sq ft (37.44 sq m)

RATEABLE VALUE

Current: £40,392
 Rates Payable: £20,478.74
 Interested parties are advised to confirm their estimated business rates by contacting the Local Authority.

EPC

TBC

LEGAL COSTS

Each party is responsible for its own legal and agency costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

VIEWING

Viewings are strictly by prior appointment with Carter Jonas.

IMPORTANT INFORMATION

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