

# A1 OPPORTUNITY

## 38 NEAL STREET

## SEVEN DIALS

## LONDON WC2

The premises is located in a prominent position on Neal Street, which is home to some great retailers such as Urban Outfitters, Ellesse, Birkenstock, Ollie Quinn, Superga, Havaianas, Office and Knomo.

The street is set to enjoy increased footfall when Crossrail opens, as shoppers make their way from Tottenham Court Road Station down to enjoy the delights of Seven Dials and the wider Covent Garden area.



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# FINER DETAILS

**Ground:** 857 sqft 79.6 sqm

**Rent passing:** £170,000 pa

**Premium:** Offers invited.

**Term:** Available by way of assignment of the existing 10 year lease which commenced August 2014. Rent review August 2019

**Rateable Value:** £ 169,000

**Rates Payable:** £81,458 (2018/2019)

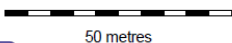
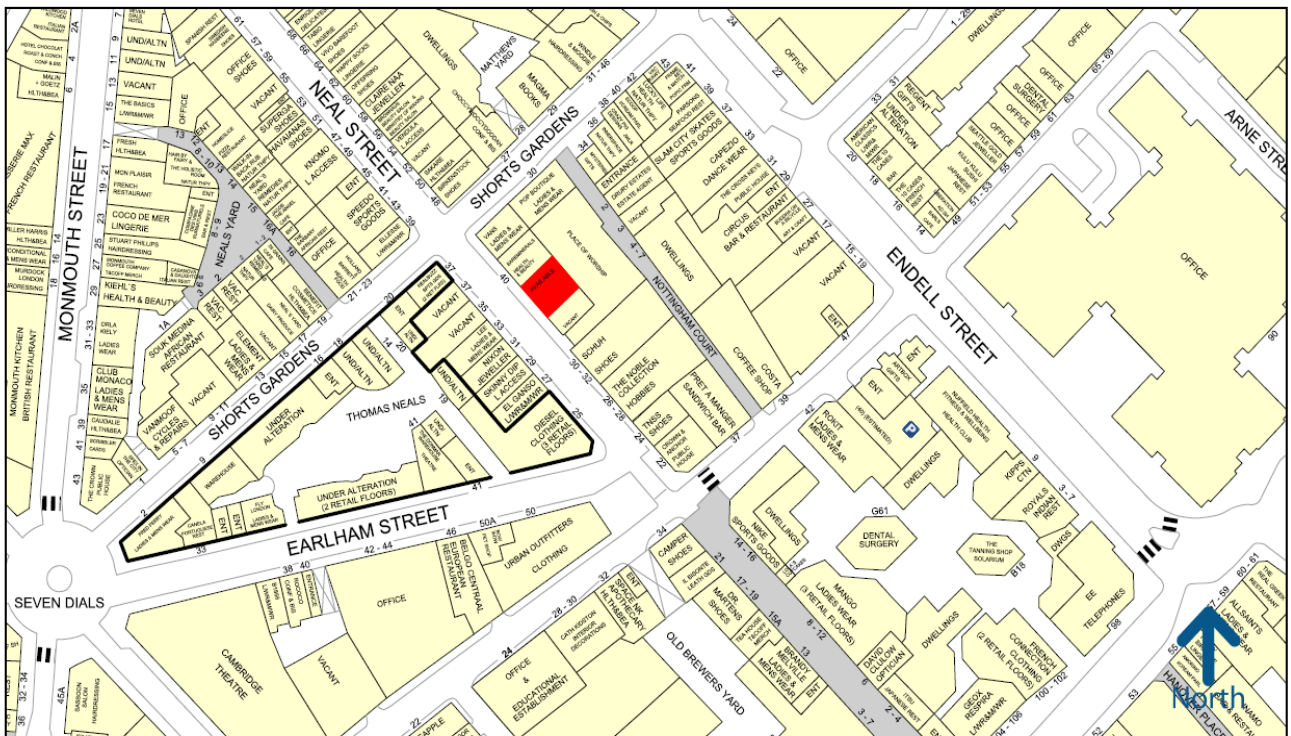
An EPC has been commissioned and is available on request.



Covent Garden



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Experian Goad Plan Created: 25/01/2019  
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