

44 BEDFORD STREET, LONDON, WC2E 9HA

- **PRIME COVENT GARDEN**
- **A1 RETAIL SHOP WITH EXTRACTION**
- **DOUBLE FRONTAGE**
- **HIGH FOOTFALL**



LOCATION

The property is located in the heart of COVENT GARDEN on Bedford Street which links Covent Garden Market and Strand. Nearby occupiers include Caffè Nero, TGI Fridays and Wagamama

USE

A1- Retail/ Cafe with extraction



4 Cavendish Square, London, W1G 0PG

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ACCOMMODATION

Ground- 400 SQ FT

Basement- 500 SQ FT

TOTAL- 900 sq ft

LEASE TERM

Available by way of an assignment of the lease expiring in August 2028

RENT

Passing rent **£56,875 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

RATES

Rateable value (2019) £41,250

Rates Payable (2019) £20,212

Interested parties are advised to make their own enquiries with the local authority

PREMIUM

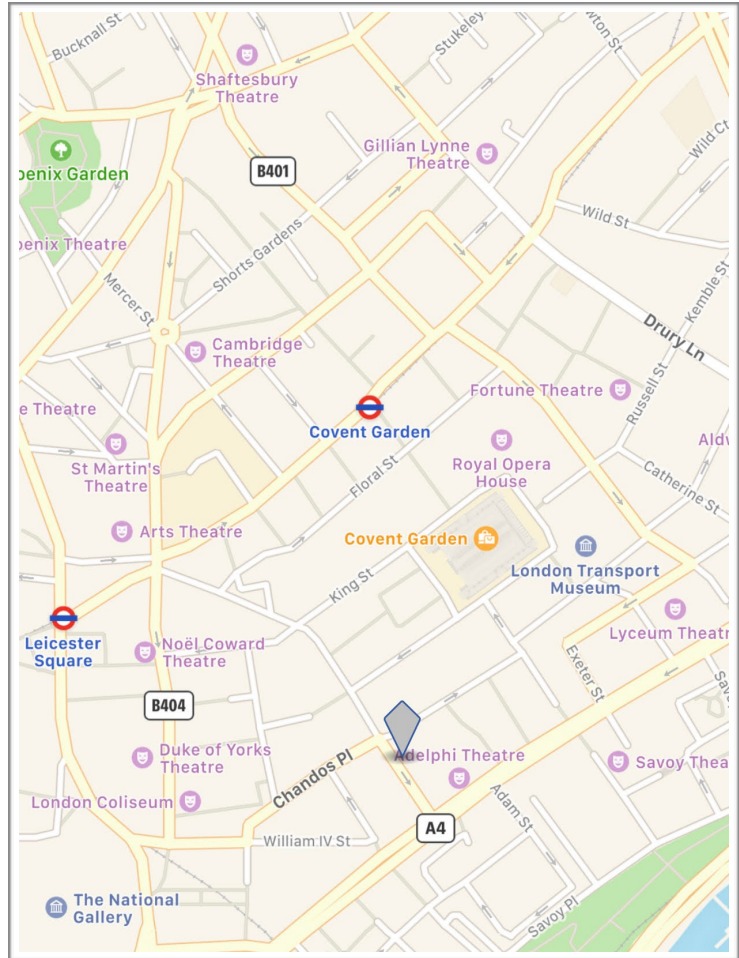
£90,000

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC

Available on request



VIEWING

LT Property

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