

t: +44 (0) 203 3756329 e: enquiries@ltpropertyconsultancy.com w: www.ltpropertyconsultancy.com

44 BEDFORD STREET, LONDON, WC2E 9HA

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



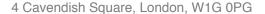
LOCATION

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

USE

A1- Retail/ Cafe with extraction

Whilst every care is taken in the preparation of these particulars LT Property Consultancy and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. LT Property Consultancy is the trading name of LT Property Consultancy Ltd, registered in England and Wales No. 08673288





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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

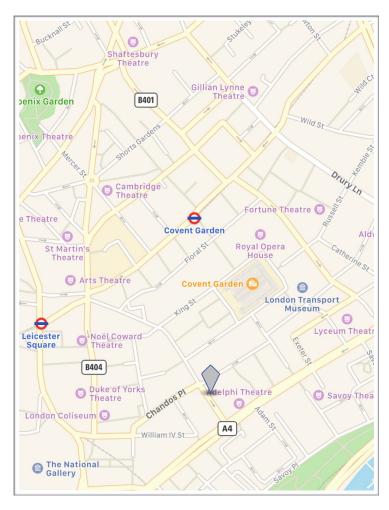
£90,000

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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