4 Cavendish Square, London, W1G 0PG



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

10 NEW ROW, COVENT GARDEN, LONDON, WC2N 4LH

• PRIME A3 RESTAURANT SPACE IN THE HEART OF COVENT GARDEN

- CORNER UNIT
- HIGH FOOTFALL LOCATION



LOCATION

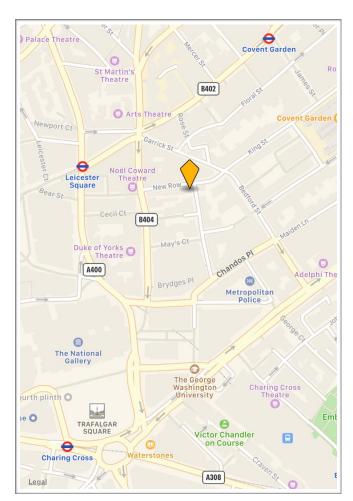
The property is situated in the heart of Covent Garden, within 5 minutes walk from Leicester Square, Covent Garden and Charing Cross Stations. Nearby retailers include Mr Fogg's Gin Parlour, Benito's Hat and The Espresso Room

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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USE A3 RESTAURANT SPACE

ACCOMMODATION

Ground floor- 380 sq ft Basement- 270 sq ft Total: 650 sq ft

TERM

Available by way of an assignment of the lease expiring in October 2021, **held INSIDE the Landlord and Tenant Act 1954**

RENT

The current passing rent is £55,000 pax

PREMIUM

Offers in excess of £150,000 for the benefit of the leasehold interest

BUSINESS RATES

Rates payable (2019) £27,120

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

EPC

Rating D - Available on request

VIEWING

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