

49 LONG ACRE  
COVENT GARDEN  
LONDON  
WC2E 9JR

ON THE INSTRUCTIONS OF ORIGINAL PENGUIN  
CONFIDENTIALLY AVAILABLE



## LOCATION

The premises are situated in a prime position on Long Acre at the junction of Neal Street and James Street and in close proximity to Covent Garden Underground Station. The premises are adjacent to Ray-Ban and Scribbler. Nearby occupiers include Sunglass Hut, Zara, Geox, Ugg, AllSaints and M&S.

## LEASE

The premises are held on an effectively full repairing and insuring basis at a rent of £400,000 pax expiring 26 April 2020. The lease is subject to a landlord only break option at any time after 1 May 2017 on 6 months' prior written notice.

## NEW LEASE

A new lease may be available from the landlord. Further details available upon request.

## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## EPC

An EPC will be made available upon request.

## VAT

VAT will be charged at the appropriate rate, if applicable.

## ACCOMMODATION

The premises are arranged on ground and basement floors, having the following approximate areas;

Ground Floor Sales	1,169 sq ft	108.6 sq m
Basement	510 sq ft	47.4 sq m

## RATES

Rateable Value		£365,000
UBR 2017/18		49.9 p in the £
Rates Payable 2017/18		£182,135

Transitional relief has not been applied to the above figures. Interested parties are advised to contact the local authority, The City of Westminster 020 8315 2050.

## VIEWING

Strictly by appointment through the assignor's **sole** agent as staff are unaware of the impending disposal.

## CONTACTS

George Brooke      georgebrooke@stephenkane.co.uk  
Jonathan Cowan      jsc@stephenkane.co.uk

61 Queen Anne Street, London W1G 9HH Tel: 020 7224 0101 Fax: 020 7224 0406

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50 metres

Experian Goad Plan Created: 22/03/2017  
Created By: Stephen Kane and Co



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