



PRIME COVENT GARDEN OPPORTUNITY

Lease Available

**High Footfall Covent Garden Pitch
In Between Five Guys and the Floral Street Junction**



High Footfall Covent Garden Pitch
In Between Five Guys and the Floral Street Junction
18 Garrick Street, Covent Garden, London WC2E 9BJ

Approx. 1,267 sq ft

Location

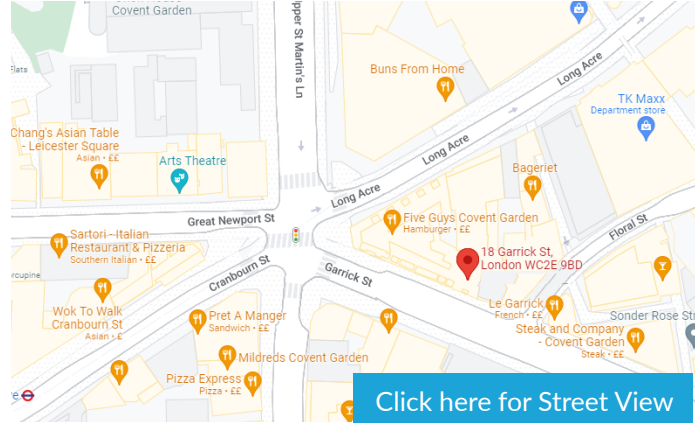
The premises occupy a highly desirable location along Garrick Street, in between Five Guys and the junction with Floral Street. Occupiers in the immediate vicinity include Honest Burger, Pret, Pizza Pilgrims, along with the recently opened Caffe Concerto, to name but a few.

The pitch offers strong footfall throughout the day, with the Floral Street junction offering a busy gateway towards the Covent Garden piazza and James Street.

Nearby



High Footfall Covent Garden Pitch In Between Five Guys and the Floral Street Junction


[Click here for Street View](#)

Accommodation

Arranged over ground and basement, providing the following approximate areas:

Ground Floor	353 sq ft
Basement	914 sq ft
Total Internal Area	1,267 sq ft 117.75 sq m

Rates

We understand that the property is assessed as follows.

Rateable Value	£54,000
Payable 2022/23	£27,648

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

Lease

Assignment of lease, expiring in March 2029 at a current rental of £65,000 pax, with next review in April 2024. The lease is understood to be held inside the Landlord & Tenant Act 1954.

Legal costs

Each party to be responsible for payment of their own costs.

Premium

£50,000 is sought for the benefit of the leasehold interest.

EPC

An Energy Performance Certificate is available upon request.

Use

A1 or A2. All E-class uses considered, subject to Landlord's consent.

Contact

For further information please contact sole-agents:

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