

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



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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 £50,500 pax**

PREMIUM

Offers in excess of £180,000 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

LT Property 020 3375 6329

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