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## 49 BEDFORD STREET, COVENT GARDEN, LONDON, WC2E

- PRIME COVENT GARDEN LOCATION
- FULLY FITTED RESTAURANT SPACE TO LET
- NEW LEASE



### LOCATION

The property is located in the heart of Covent Garden on Bedford Street. Nearby occupiers include Mr Fogg's, Fresko Yogurt Bar, Wagamama and Soho Coffee Co. Leicester Square and Charing Cross stations are just a short walk away

### USE

Class E opportunity- currently fitted as a restaurant

### ACCOMMODATION

Ground- 259 sq ft

Basement- 410 sq ft

**Total- 669 sq ft**

### LEASE TERM

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed

### RENT

Passing rent **£60,000 per annum** exclusive of rates, service charge, insurance and VAT (if applicable)

### RATES

Rateable value (2023) £40,000

Rates Payable (2023) £20,000

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

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

### EPC

The property has an EPC rating C (73). Full EPC is available on request

### VIEWING

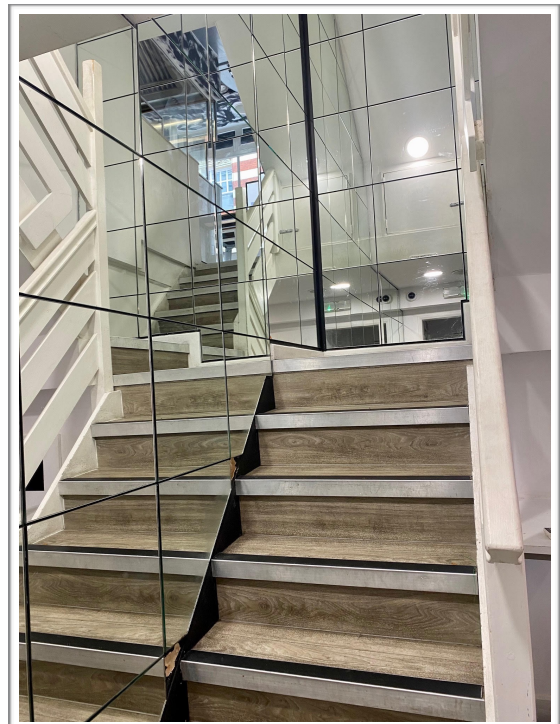
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