



UNIT 4-11, PIED BULL COURT

LONDON, WC1A 2JR

TO LET

**SELF CONTAINED GROUND & LOWER GROUND
FLOOR IN THE HEART OF BLOOMSBURY**

SUITABLE FOR CLASS E
(RETAIL, OFFICE, MEDICAL, LEISURE ETC.)
NO CAFÉ / RESTAURANT OPERATORS

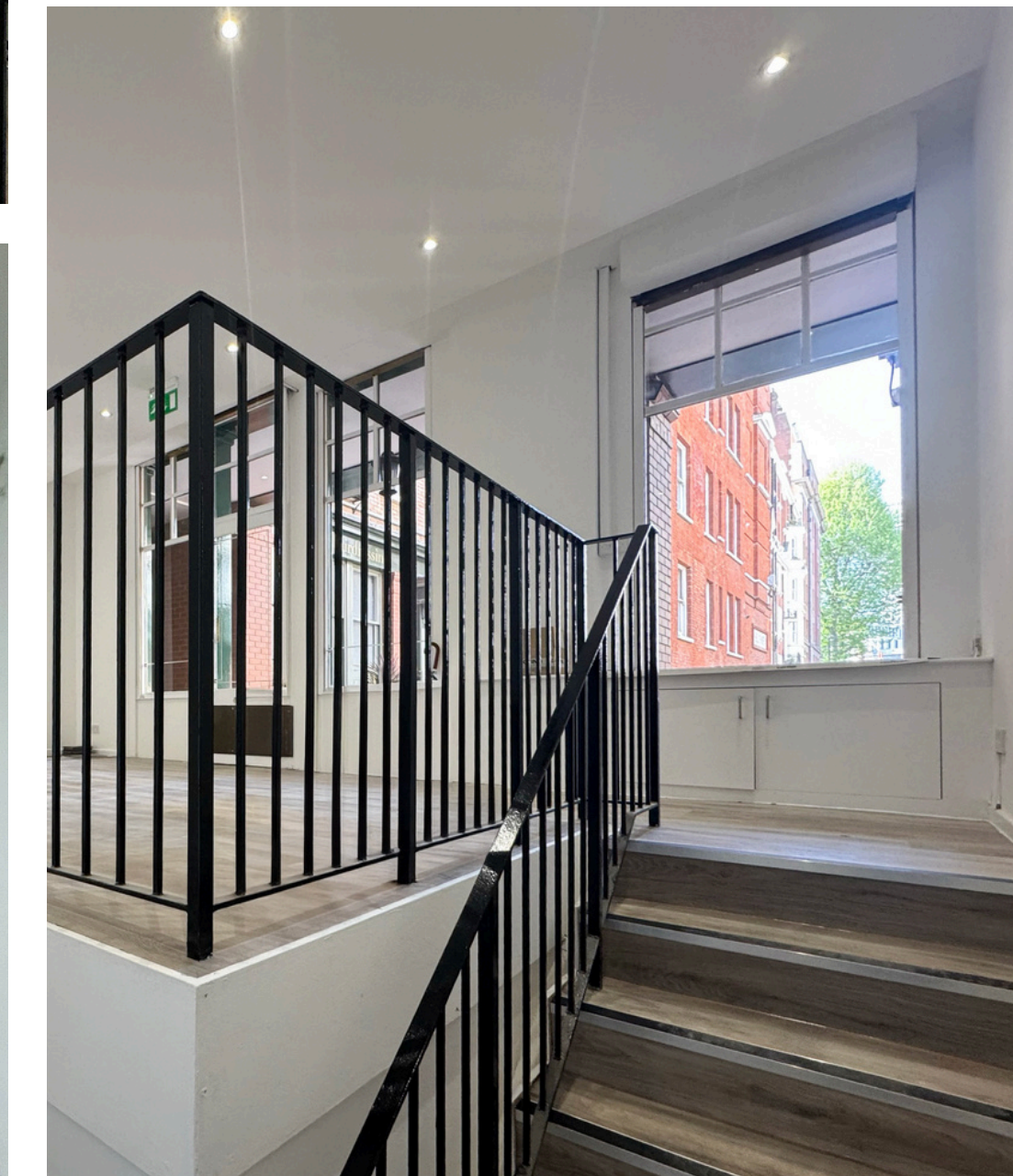
SIZE 1,513 SQ FT

RIB

ROBERT IRVING BURNS

LOCATION

Pied Bull Yard is a small historic courtyard located in the vibrant city of London, England. Situated in the Covent Garden area, near the popular Seven Dials intersection, it is known for its charming atmosphere and rich history. The courtyard dates back to the 17th century and takes its name from the Pied Bull Inn, a former coaching inn that once stood there. The inn, established in 1680, served as a popular gathering place for locals and tourists. The courtyard has undergone various transformations over the years, adapting to the changing needs of the city. It has become a hub for creative businesses, boutique shops, cosy cafes, and hidden gems waiting to be discovered by visitors. In the courtyard you can find unique retail outlets, artistic studios, and a hidden courtyard café and book shop perfect for a relaxing break.



DESCRIPTION

This property offers 1,513 sq ft across two floors in the heart of the estate. Set back from the main road, this property is located in the residential courtyard which leads to the main courtyard where there are a diverse range of occupiers.

AMENITIES

- Double Fronted
- Fibre Connectivity (not tested)
- Great Ceiling Height
- Laminate Flooring
- 2 x WCs
- Self Contained
- Fresh Air Supply (Lower Ground Floor)

FINANCIALS

Floor	Size (sq. ft.)	Quoting Rent (p.a.) excl.	Estimated Rates Payable (p.a.)	Service Charge (p.a.)	Estimated Occupancy Cost (p. a.)
G & LG	1,513	£50,000	£10,978	TBC	£60,978

ACCOMMODATION

	SQ FT	SQ M
Ground	583	54.16
Lower Ground	930	86.40
Total	1,513	140.56

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

TBC.

FLOOR PLANS

Available on request.

VAT

TBC.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. November 2025

●● ——— W W W . R I B . C O . U K ———

FOR FURTHER INFORMATION CONTACT:

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