



## 39 Drury Lane, WC2

### *Retail Opportunity in the heart of Covent Garden*

#### Location

This shop is located on Drury Lane close to the junction with Long Acre.

Operators in the immediate vicinity of this store include ITSU, Redemption Roasters, ATIS, Labour & Wait, Kung Fu Mama and Brompton Junction.

The area benefits from consistent foot-traffic throughout the day, 7 days a week, being close to numerous theatres and office buildings.

#### Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).



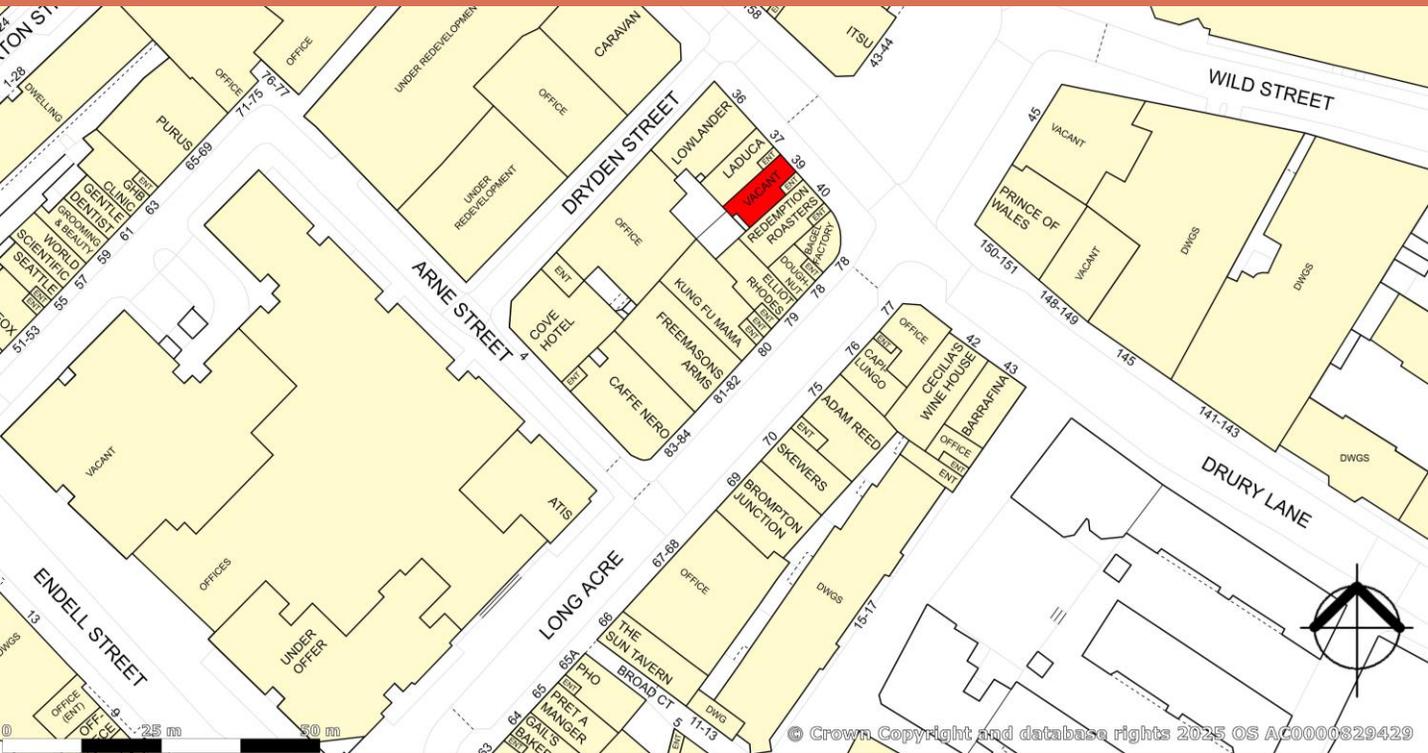
#### Accommodation

The premises are arranged over ground floor, mezzanine and basement, comprising the following approximate net internal floor areas:

Ground Floor	371 sq ft	34 sq m
Basement	430 sq ft	40 sq m
Vaults	51 sq ft	5.0 sq m
<b>Total</b>	<b>852 sq ft</b>	<b>79 sq m</b>



39 Drury Lane, London, WC2B 5RR



## Rent

Upon application.

## Service Charge/Insurance

The service charge and insurance costs for the current financial year are estimated at £8,678 and £890.00 respectively.

## Business Rates

Rateable Value (2023): £36,500

UBR (2025/2026): 0.499

Rates Payable (2025/2026): £18,214

*Interested parties are advised to confirm this with the local authority.*

## Energy Performance Rating

C - 66

## Legal Costs

Each party to be responsible for their own legal costs incurred in connection with this letting.

## Anti-Money Laundering Regulations

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed Occupier. Once a letting has been agreed prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter setting out the requirements will be issued once terms have been agreed.

**Viewings by appointment only:**

### RETAIL

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