



PRIME COVENT GARDEN LOCATION



Upper St Martin's Lane

London, WC2

Prime E Class Premises in Covent Garden

325 sq ft
(30.19 sq m)

- Prominent Location in the Heart Of Covent Garden
- Good pedestrian footfall at all times
- Outside Seating
- New Lease Available
- Excellent Transport Links

Upper St Martin's Lane, London, WC2

Summary

Available Size	325 sq ft
Rent	Rent on application
EPC Rating	Upon enquiry

Description

The premises is laid out entirely over the ground floor and is suitable for a variety of uses. There is also the benefit of outside seating for 2 tables of 2.

Location

Prominently located on Upper St. Martins Lane in the heart of Covent Garden which benefits from very high footfall day and night, every day of the week. Nearby operators include Five Guys, Cafe Concerto, Pret A Manger and Bella Italia, to name but a few. Transport links are excellent with Covent Garden Tube Station being only a minute walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	325	30.19
Total	325	30.19

Tenure

Assignment of the current lease which expires in March 2028, or the option of a new Lease direct from the Landlord with terms to be agreed and subject to status.

Asking Rent

On Application

Premium

On Application.

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning

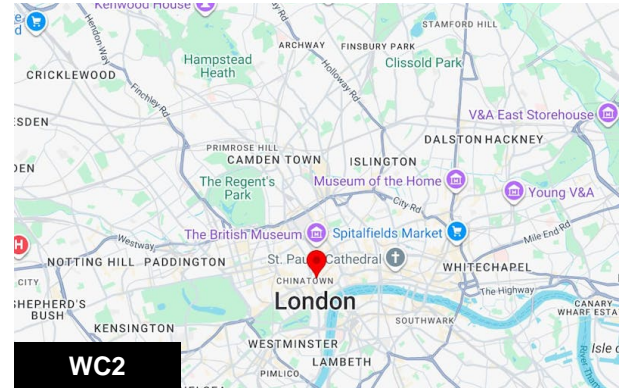
The premises benefit from E Class use.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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