



181 Drury Lane
Covent Garden, WC2B 5QF

Prime E Class Premises with Dual Entrance and Upper Parts

3,400 sq ft
(315.87 sq m)

- Prime Covent Garden Location
- Inside The 1954 Act Lease
- Dual Entrance
- Upper Parts Included in Lease
- Close to Covent Garden Tube Station

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Summary

Available Size	3,400 sq ft
EPC Rating	Upon enquiry

Description

The premises is currently fitted out as a high class patisserie and coffee Shop, with the upper parts currently utilised as private office space and storage with it's own entrance. The premises comes with a fully equipment kitchen for baking and has reco-air extraction in situ.

Location

Within a short walk are the Royal Opera House, Covent Garden Market, numerous boutique shops, street performers, restaurants, and pubs. The area is very busy throughout the day with shoppers, tourists, theatre-goers, and office workers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,200	204.39
1st	600	55.74
2nd	600	55.74
Total	3,400	315.87

Tenure

A FRI lease granted for a term of 15 years from October 2024 with 5 yearly rent reviews, and is granted inside the L&T act 1954. There is a tenant only break clause in the 5th and 10th year of the term.

Rent

The current rent is £140.000 per annum exclusive.

Premium

On Application.

VAT

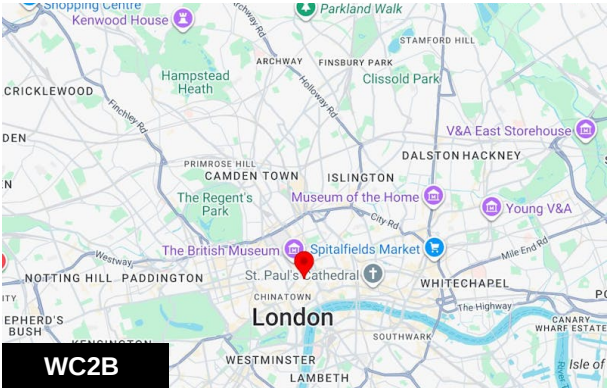
May be applicable to the premium and rent.

Planning/Licencing

The premises benefit from E Class use, and there is a premises licence in place with the standard restaurant hours and conditions.

Confidentiality

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



Viewing & Further Information



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