



## Kingsway

Covent Garden, London, WC2

### Very Prime Kiosk Style Unit on Kingsway in busy Footfall Location with extraction in Situ

**525 sq ft**  
(48.77 sq m)

- Lots of Passing Trade
- Extraction in Situ
- Would suit Takeaway Style Operators
- High Density of Offices in Locality
- Very Close to Underground Station

# Kingsway, Covent Garden, London, WC2

## Summary

Available Size	525 sq ft
EPC Rating	Upon enquiry

## Description

The premises are laid out over ground floor mainly with storage and kitchen in the basement - the extraction is not currently being used and so has been temporarily covered and can be re connected quite easily if needed.

## Location

Located on kingsway in Covent Garden in a very busy and prominent position being very close to Holborn Underground Station and close to many coffee shops, restaurants and large retail operators.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	375	34.84
Basement	150	13.94
<b>Total</b>	<b>525</b>	<b>48.78</b>

## Tenure

An assignment of the existing lease granted for an original term of 15 years from December 2021 subject to 5 yearly rent reviews. There is a tenant only break Dec 2031.

## Passing Rent

£60,000pax and 8% of turnover whichever the higher

## Premium

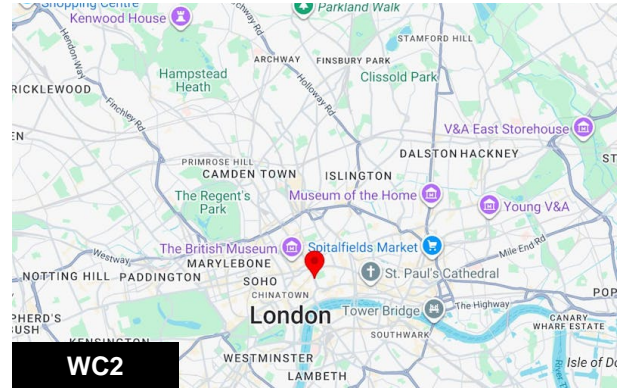
Premium offers in excess of £100,000 for the benefit of the leasehold interest, fixtures and fittings

## Holding Deposit

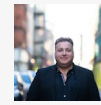
A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

## Confidentiality

All of the information and detail in this document is of a confidential nature and under no circumstance is a direct approach to be made to any of the staff within the premises.



## Viewing & Further Information



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