



38 William IV Street

London, WC2N 4DD

Covent Garden Bubble Tea Shop Lease For Sale

848 sq ft
(78.78 sq m)

- Prime Location
- High Footfall
- Fully Fitted Out

38 William IV Street, London, WC2N 4DD

Summary

Available Size	848 sq ft
EPC Rating	Upon enquiry

Description

The premises are currently fitted out as a bubble tea shop and laid out over ground floor and basement.

Location

Situated in prime Covent Garden, just moments away from Trafalgar Square and the Strand and close to Charing Cross Station. The area is very busy 7 days a week with high tourist, student and office footfall.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	548	50.91
Basement	300	27.87
Total	848	78.78

Tenure

An assignment of the existing lease granted in November 2022 for a term of 10 years subject to five yearly rent reviews. The lease is contracted outside the security provisions of the Landlord & Tenant Act 1954.

Passing Rent

The current passing rent is £65,000 per annum exclusive plus 10% of turnover whichever the higher.

Premium

Offers in the region of £40,000.

VAT

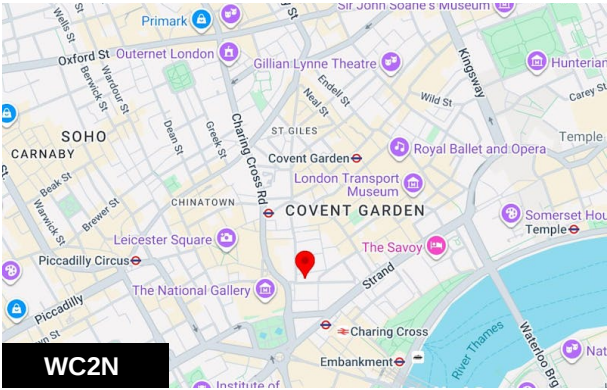
VAT may be applicable to the rent, premium and any other figures quoted.

Planning

The premises benefit from E Class planning.

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



David Kornbluth
07507880040
davidk@cdgleisure.com