



**STIRLING
ACKROYD**

TO LET

**18 Tavistock Street,
London, WC2E 7NY**

634 sq ft

**Self-Contained Class E
Unit in the heart of
Covent Garden**

20
TAVISTOCK
STREET



VIDEO TOUR

stirlingackroyd.com



COVENT GARDEN CAFÉ



CLOSED

No Baristas
Food or drink

COFFEE & CAKE
COVENT GARDEN CAFÉ

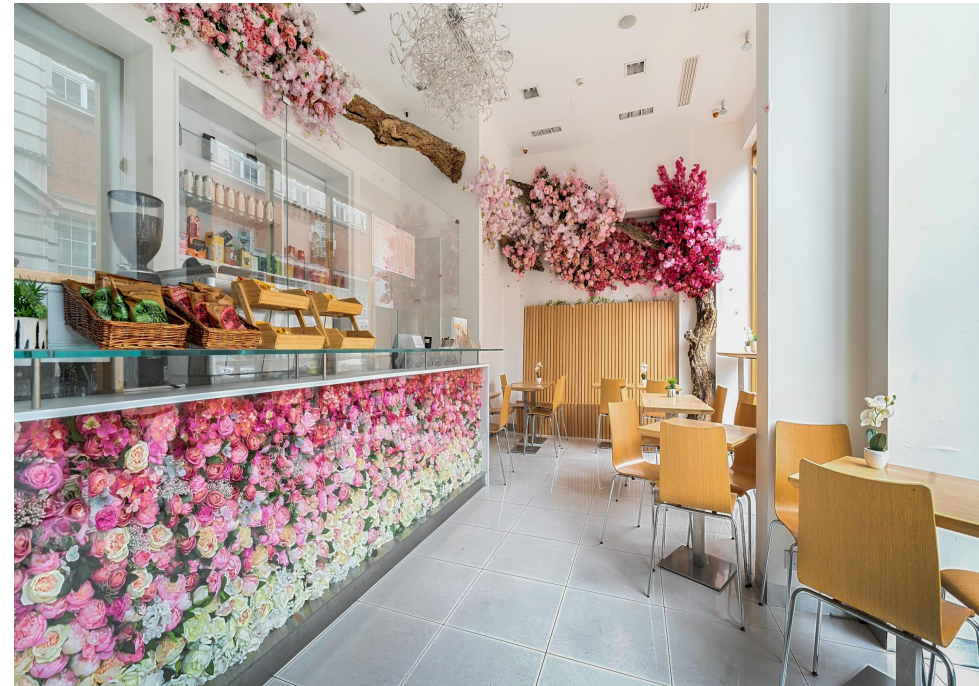
Description

634 sq ft Class E unit available on Tavistock Street, fitted out as a coffee shop and well suited to a variety of occupiers under Class E use.

The premises benefits from excellent frontage, air-conditioning, and WC facilities, offering a strong opportunity for café, retail, showroom, office or other flexible business uses. Situated in a highly desirable Covent Garden location, the unit enjoys strong surrounding footfall and excellent access to the area's vibrant retail, leisure and office occupier base.

Key points

- Fitted out coffee shop
- WCs
- Air-Conditioning
- Within close proximity to Covent Garden
- Excellent Window Frontage



Location

Tavistock Street is superbly positioned in the heart of Covent Garden, one of Central London's most vibrant and sought-after destinations. The area is renowned for its exceptional mix of retail, hospitality, leisure and office occupiers, generating strong footfall throughout the day and into the evening.

The unit benefits from close proximity to Covent Garden Piazza, the Market Building and the wider Seven Dials district, with a wide range of well-known brands, independent operators and cultural attractions nearby. Transport links are excellent, with Covent Garden, Leicester Square, Charing Cross and Holborn stations all within easy walking distance.

Transport Links



Covent Garden 0.2 Miles



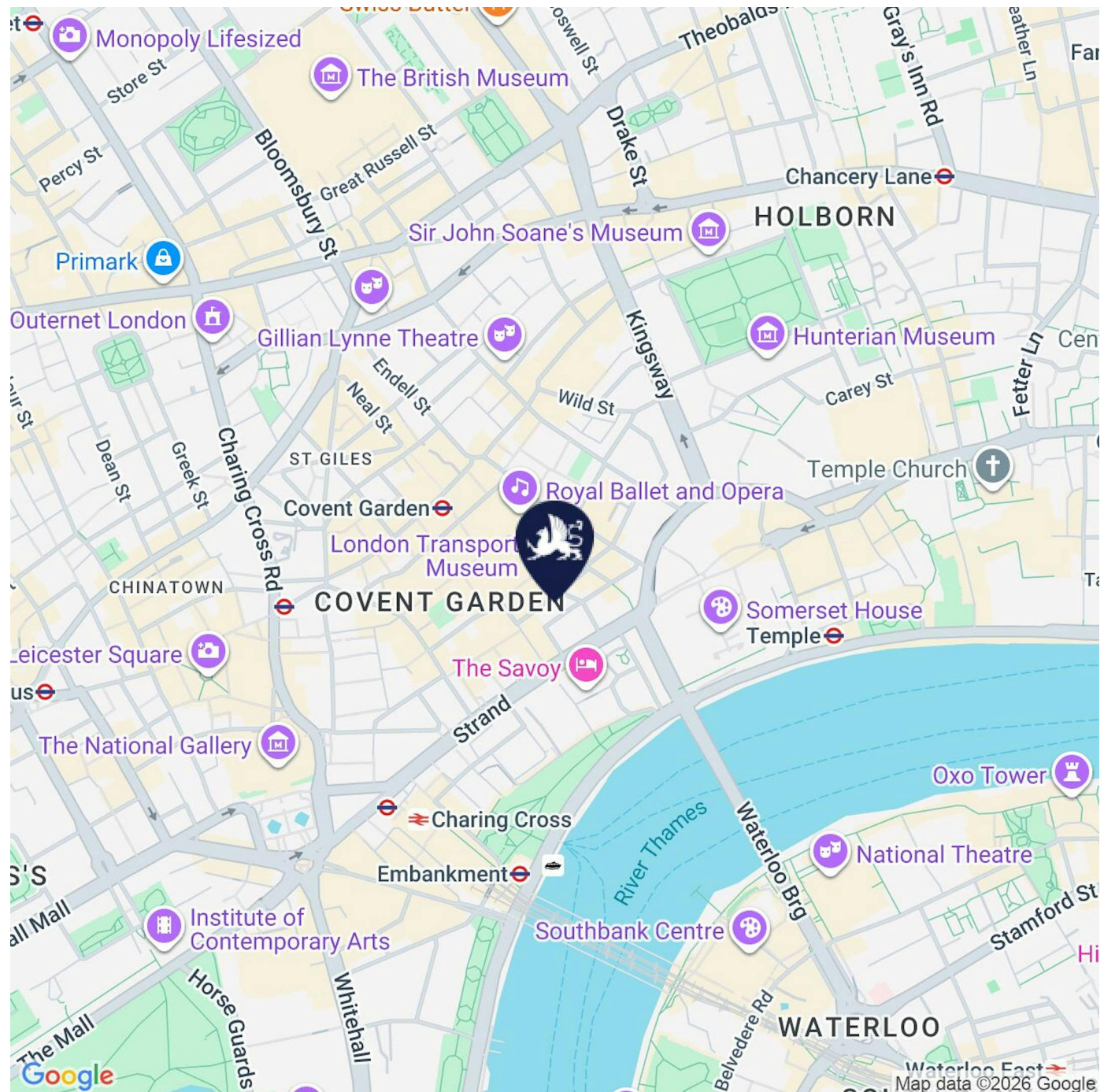
Charing Cross 0.3 Miles

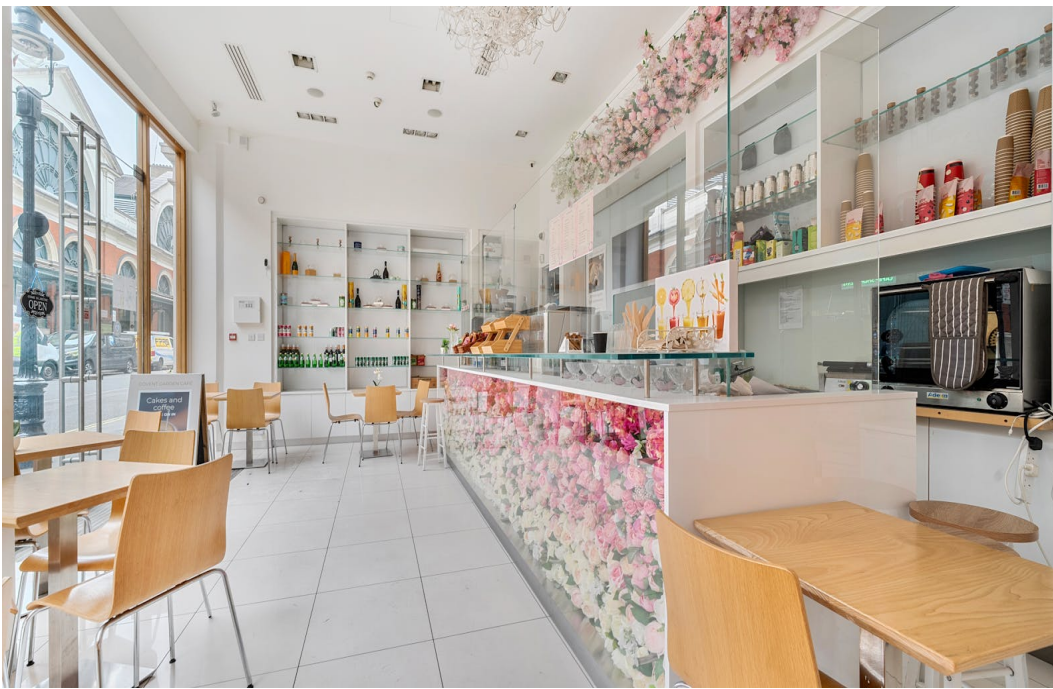


Embankment 0.3 Miles



Leicester Square 0.3 Miles

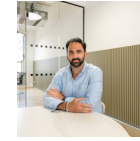




Accommodation

Name	sq ft	sq m	Availability
Ground	634	58.90	Available

Viewing & Further Information



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Rents, Rates & Charges

Lease	New Lease
Rent	£65,000 per annum
Rates	£28,875 per sq ft
Service Charge	On application
VAT	Applicable
EPC	C (69)

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