



## New Row, Covent Garden

London, WC2N 4LH

**Fully Fitted Restaurant  
Premises in Covent Garden -  
High Footfall Location - 40  
Covers on Ground Floor**

**1,200 sq ft**  
(111.48 sq m)

- Full Extraction in Situ
- High Footfall Location
- Private Landlord
- New Lease to be Agreed
- Prime Covent Garden

# New Row, Covent Garden, London, WC2N 4LH

## Summary

Available Size	1,200 sq ft
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EPC Rating	Upon enquiry
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## Description

Fully fitted restaurant premises laid out over ground floor and basement with full extraction in situ in the kitchen. Premises are in excellent condition and provide accommodation for approximately 40 covers on ground floor with kitchen and storage in the basement.

## Location

Located on New Row in the heart of Covent Garden a location that sees an abundance of passing trade every day of the week.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	700	65.03
Basement	500	46.45
<b>Total</b>	<b>1,200</b>	<b>111.48</b>

## Tenure

The current tenant is holding over and a new lease will be granted for a term of 15 years subject to 5 yearly rent reviews

## Rent

£80,000pax

## Premium

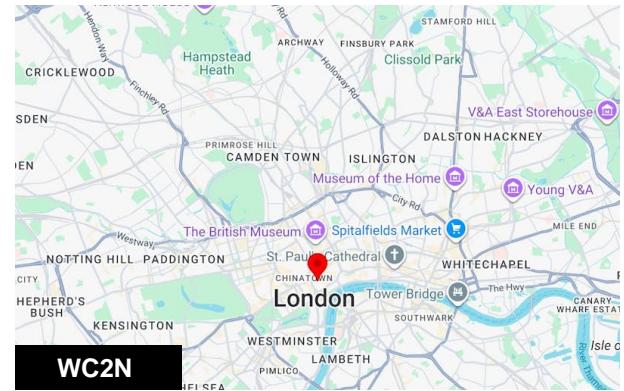
Offers in the region of £150,000 to include the leasehold interest and all fixtures and fittings

## Confidentiality

This sale is 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; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



## Viewing & Further Information



**Morris Greenberg**

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