

## SMALL COVENT GARDEN A1 RETAIL UNIT

175 DRURY LANE, COVENT GARDEN WC2B 5QF

498 SQ. FT. (46.26 m<sup>2</sup>)



<b>Location</b>	Located on the east side of the street on the corner of Drury Lane and Macklin Street.		
<b>Accommodation</b>	Ground Floor sales	256 sq. ft.	(53.23m <sup>2</sup> )
	Basement stores	242 sq. ft.	22.48m <sup>2</sup> )
	Internal width	13'4"	(4.07m)
<b>Lease</b>	A new lease to be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954 and subject to 5 yearly rent reviews.		
<b>Rent</b>	£29,000 per annum exclusive.	EPC Rating 85	
<b>Possession</b>	Immediate on completion of legal documentation.		
<b>Rates</b>	Rateable Value £22,500. Rates payable 2017/18 £10,485. Interested parties should verify this with Camden Council.		
<b>Viewing</b>	Through Sole Letting Agent		
August 17	<b>ROBIN CALVER 020 7497 0402</b>		