

# PROPERTY PARTICULARS

19 BROAD COURT, COVENT GARDEN, LONDON WC2B 5QN www.robincalver.com  
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## PRIME COVENT GARDEN SHOP 42 NEAL STREET, LONDON WC2

536 sq. ft. (49.80m<sup>2</sup>)



<b>Location</b>	Located on the corner of Neal Street and having a return frontage to Shorts Gardens. Nearby occupiers include: Birkenstock, Nixon, Bare Minerals and Ellesse.		
<b>Accommodation</b>	Ground floor sales	536 sq ft	(49.80m <sup>2</sup> )
	Max internal width	21.10"	(6.65m)
	Shop depth	28'4"	(8.64m)
<b>Lease</b>	A new full repairing and insuring lease will be granted outside the security of tenure provisions of the Landlord & Tenant Act.		
<b>Rent</b>	£135,000 per annum exclusive.		
<b>Rates</b>	Rateable Value £121,000. Rates payable 2019/20 £60,984. Interested parties should verify this with Camden Council		
<b>EPC</b>	EPC Rating Band D.		
<b>Viewing</b>	Through Sole Letting Agent		

October 19

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50 metres

Experian Goad Plan Created: 28/03/2019  
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