

London WC2

Suite 2 15 Broad Court Covent Garden WC2B 5QN

- **Attractive Long Leasehold Office Investment**
- Well located in the heart of Covent Garden in a mostly residential block
- Comprising a former flat currently used as an office
- Let to a long established firm of chartered accountants
- Reversion 2011
- Total Current Gross Rent Reserved
£19,214 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. Held for a term of 999 years from 25th December 2006 at a ground rent of one peppercorn per annum. The purchaser will benefit from a share in the freehold on assignment of the leasehold interest.

Location

Covent Garden is a very busy Central London location famous for fashion retailing on Long Acre, many theatres and the Royal Opera House. Public transport links are excellent with many bus routes serving the area, as well as the Underground, with Covent Garden Station nearby. The property is situated within a mixed use area on Broad Court, which runs between Bow Street and Drury Lane, a short distance from the Royal Opera House. Occupiers close by include the Fielding Hotel (opposite), other office occupiers, Zizzi and Pizza Express.

Description

The property is arranged on ground floor only to provide a former flat which is currently used as a suite of offices with kitchen facilities. The property is part of a larger building, the majority of which appear to be in residential use and is not included in the sale.

The property provides the following gross internal area:
Ground Floor Offices 75.5 sq m (812 sq ft)

Note: The purchaser will pay 1% plus VAT on the purchase price towards Vendor's costs.

Tenancy

The entire property is at present let to A R BACH (t/a Henry Bach & Co) for a term of 5 years from 29th September 2006 at a current rent of £19,214 per annum, exclusive of rates. The lease contains full repairing and insuring covenants.

Tenant Information

Henry Bach & Co is a small long established firm of chartered accountants formed in 1949. Website address: www.henrybach.co.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 90 London WC2B**.