

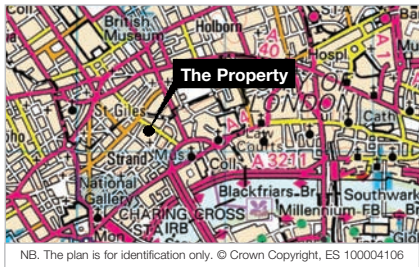
London WC2

190 Drury Lane Covent Garden WC2

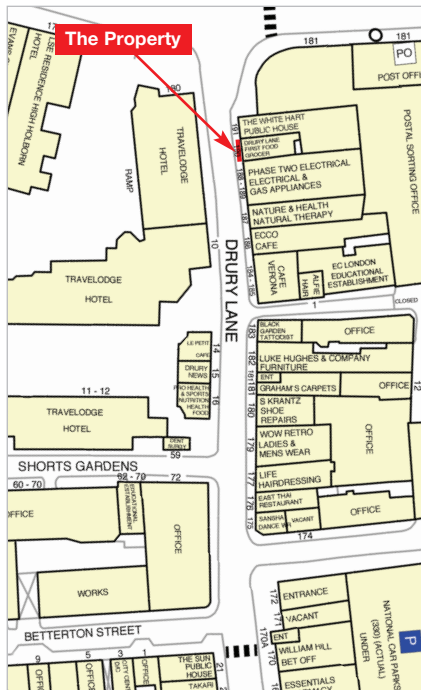
- **Freehold Shop and Residential Building**
- Comprises a shop with basement and three floors of residential above, 153.65 sq m (1,653.9 sq ft) in total
- Central London location off Shaftesbury Avenue
- Potential to extend accommodation (subject to necessary consents)

Vacant Possession upon completion

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Freehold.

Location

Covent Garden is a very busy Central London location famous for fashion retailing on Long Acre, many theatres and the Royal Opera House. There is also a wide range of restaurant and commercial occupiers, together with residential flats and the Masonic Lodge on Great Queen Street. Public transport links are excellent with many bus routes serving the area, as well as the Underground, both Covent Garden and Holborn Stations, being located nearby.

The property is situated just to the north of Great Queen Street, opposite the NCP and New London Theatre, adjacent to Majestic Wine Warehouse.

Occupiers close by include Travelodge, Domino's Pizza and a number of local occupiers.

Description

The property is arranged on basement, ground and four upper floors to provide a shop with basement storage and residential above that has been used as one. In all the accommodation provides seven rooms, five with sink and shower and two with en-suite facilities.

The property provides the following accommodation and dimensions:

Gross Frontage	4.65 m	(50' 1")
Net Frontage	2.95 m	(31' 8")
Shop Depth	8.10 m	(87' 2")
Built Depth	13.50 m	(145' 3")
Ground Floor	36.00 sq m	(388 sq ft)
First Floor	34.30 sq m	(369 sq ft)
Second Floor	37.80 sq m	(407 sq ft)
Third Floor	35.40 sq m	(381 sq ft)
Fourth Floor	10.15 sq m	(109 sq ft)
Total	153.65 sq m	(1,654 sq ft)

Tenancy

The property is offered with VACANT POSSESSION UPON COMPLETION

NB. Buyer's premium. The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, each Tuesday and Thursday before the auction date, please e-mail your request with full contact details to viewings@allsoop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 8 London WC2**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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LOT 8