



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. 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 between Covent Garden Market and The Strand in the heart of theatreland. Occupiers close by include a variety of shops, offices and eateries such as Bella Italia, Bravissimo and the nearby London Transport Museum.

Description
The property is arranged on basement and ground floor with three floors of self-contained offices above. The offices are accessed from Exeter Street and benefit from a shower room and kitchen on the third floor. The Auctioneers understand that the tenants use the third floor as residential.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 81 London WC2.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor & Basement	Midnite Cookies Ltd (1) www.midnitecookies.com	Gross Frontage 6.25 m Net Frontage 5.40 m Ground Floor Retail 27.9 sq m Basement (inc Vaults) 40.0 sq m	5 years from 03.03.2010 FR & I	£24,000 p.a.	Reversion 2015
Upper Floors	Crossgate Travel (Germany) Ltd	First Floor Offices 27.8 sq m Second Floor Offices 31.5 sq m Third Floor Offices 27.5 sq m Sub Total 86.8 sq m Grand Total 154.7 sq m	2 ½ years from 24.06.2010 IR & I	£25,000 p.a.	Reversion 2012
		(299 sq ft) (339 sq ft) (296 sq ft) (934 sq ft) (1,664 sq ft)			

(1) Midnite Cookies are a cookie and dessert delivery company.
NB. The purchaser will pay 1% plus VAT on the purchase price towards Vendor's costs.

Total £49,000 p.a.

London WC2 15 Exeter Street Covent Garden WC2E 7DT

- **Freehold Shop and Office Investment**
- Busy Covent Garden location, just off The Strand
- Comprises café/takeaway and offices totalling 154.7 sq m (1,664 sq ft)
- Reversions from 2012
- Total Current Rents Reserved
£49,000 pa

SIX WEEK COMPLETION AVAILABLE

