

SHOP TO LET

77 SHELTON STREET COVENT GARDEN WC2

LOCATION

The premises are located at the eastern end of Shelton Street, close to its junction with Drury Lane. Covent Garden station is located a 3 minute walk from the property. Operators close by include **10 Cases** restaurant, **Kulu Kulu Sushi**, **Majestic Wine**, **Bloch**, **Subway**, **Pret a Manger** and the **New London Theatre**.

ACCOMMODATION

This prominent corner unit is arranged on basement and ground floors as follows, all dimensions and areas being approximate:

Gross Frontage	19ft 00 Ins
Gross Return Frontage	54ft 11 Ins
Ground Floor Sales	1,367 sq ft
Basement Ancillary	445 sq ft
Total	1,812 sq ft

If required, it may be possible to provide additional space at basement level - further details will be provided on request.

LEASE

The premises are to be offered for a term of ten years on terms which shall exclude the security of tenure and compensation provisions of the L & T Act 1954. The lease will provide the landlords with an option to determine the term at or after the end of the seventh year on giving no less than six months prior notice.



LEGAL COSTS

Each party is to bear its own.

USE

The property has an open A1 use.

RENT

Rental offers are invited in excess of £50,000 per annum exclusive. The rent reserved will increase annually in line with the Consumer Prices index.

RATES

The Ground Floor has a Rateable Value of £46,000 and the rates payable in the year to March 2018 are £21,436. The basement element has yet to be assessed.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly by prior appointment through, Blanchflower Lloyd Baxter.

Oliver Fowler

Tel: 020 7491 8249

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Colin Baxter

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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.



50 metres

Experian Goad Plan Created: 13/09/2017
Created By: Blanchflower Lloyd Baxter