

# PRIME SHOP TO LET

# 32 LONG ACRE LONDON WC2E 9LA

# **LOCATION**

The premises are located in a prime position on Long Acre on the corner of the junction with Langley Court very close to Covent Garden Underground Station. The property is located adjacent to Paul Smith and GAP, other retailers close by include Arket, Levis, Calvin Klein and All Birds.

# **ACCOMMODATION**

The premises are laid out over ground, first and basement floors offering the following approximate areas:

Ground Floor 561 sq/ft First Floor 635 sq/ft Basement 525 sq/ft

Total 1,721 sq/ft

#### **LEASE**

The premises are available on a new lease for a term to be agreed.

# RENT

£325,000 per annum exclusive.

#### USE

The property has an A1 planning use.



#### **RATES**

Rateable Value (2018/2019) £340,000 p/a Rates Payable (2018/2019) £171,360 p/a

Interested parties are advised to make their own enquiries with the relevant Local Authority.

# **LEGAL COSTS**

Each party is to bear their own legal costs associated with this transaction.

# **EPC**

Available on request.

#### **VIEWING**

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

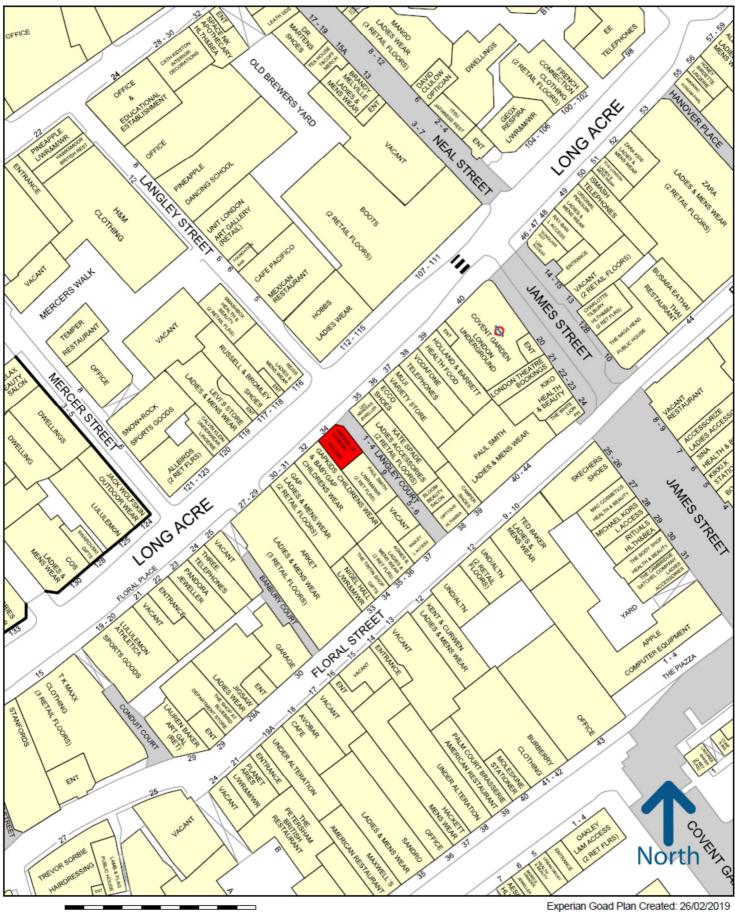
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50 metres

Experian Goad Plan Created: 26/02/2019 Created By: Blanchflower Lloyd Baxter

