

## 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:

Oliver Fowler: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

Tel: 0207 491 8249

Mbl: 07900 217 624

George Froud: [gfroud@blb.uk.com](mailto:gfroud@blb.uk.com)

Tel: 0207 079 1200



50 metres

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

