

# **PROMINENT CORNER PREMISES TO LET 28-30 ENDELL STREET, COVENT GARDEN WC2**



## **LOCATION**

The premises are located in a prime position on the corner of Endell Street and Shorts Gardens. The property is located on the edge of the Seven Dials Estate. Operators close by include Parsons Restaurant, The 10 Cases, Magma Books, Capezio Dancewear, Blackout II Vintage and Tesco Supermarket.

## **ACCOMMODATION**

The premises are laid out over ground floor only and benefit from an impressive frontage. The approximate areas are as follows:

Ground Floor     916 sq/ft

## **LEASE**

A new lease is to be made available for a term to be agreed.

## **RENT**

£65,000 per annum exclusive.

## **USE**

The property falls within Class E of the Use Classes Order. A variety of uses will be considered.

## **RATES**

Rateable Value	£59,500
Rates Payable	£29,215 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

## **LEGAL COSTS**

The incoming tenant will be required to pay the landlord's reasonable legal fees in connection with the transaction.

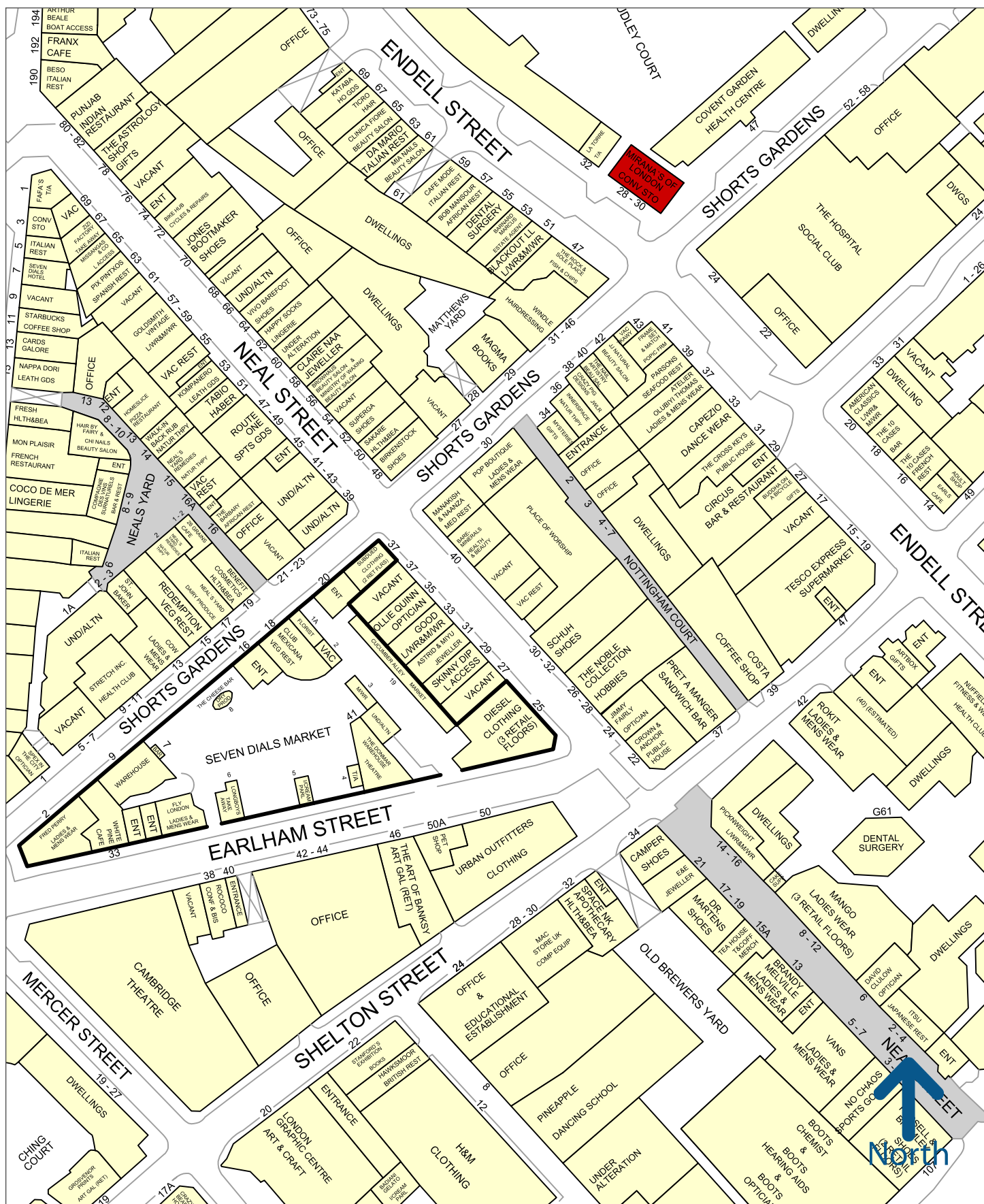
## **EPC**

Available on request.

## **VIEWING**

Viewings to be arranged strictly through sole agents:

Blanchflower Lloyd Baxter  
Oliver Fowler  
Tel: 07900 217624  
E: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)



50 metres

Experian Goad Plan Created: 24/03/2022

Created By: Blanchflower Lloyd Baxter



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