

COVENT GARDEN

40 TAVISTOCK STREET, LONDON, WC2



**“IN RECENT YEARS,
THE AREA HAS BECOME A FOOD
DESTINATION IN ITS OWN RIGHT.
WHETHER YOU’RE LOOKING FOR
SOMEWHERE TO DINE PRETHEATRE,
FANCY A DATE NIGHT
IN TOWN OR ARE HOSTING A
BIG BIRTHDAY DINNER, THERE’S
SOMETHING FOR EVERYONE
IN THE EVER-BUZZING CENTRAL
NEIGHBOURHOOD.”**

COUNTRY & TOWNHOUSE , MAY ‘ 22’

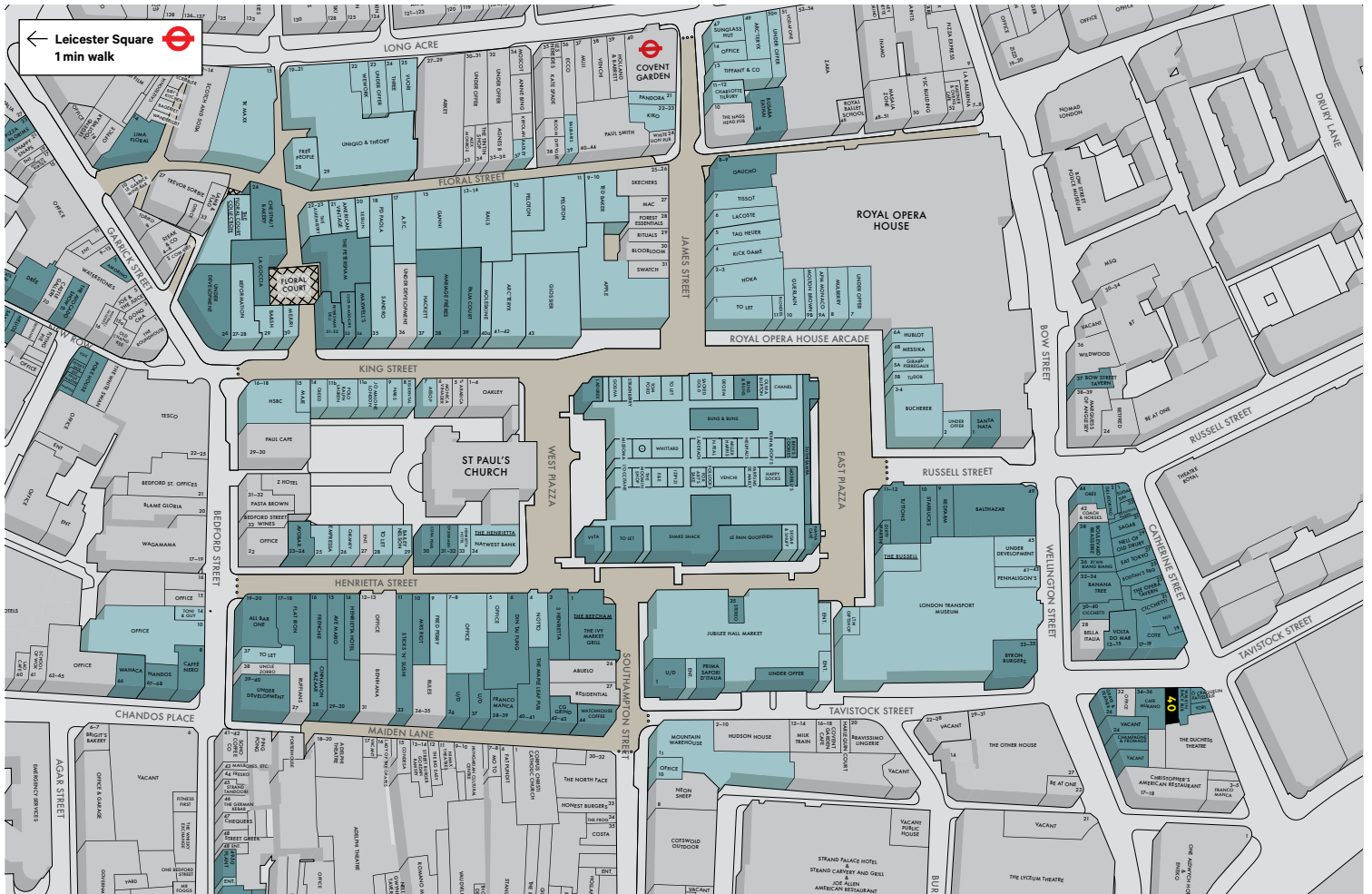
Tavistock Street forms part of a cluster of seventeenth and eighteenth century streets, home to high quality restaurants, bars and cafes, close to Covent Garden Piazza and the Royal Opera House.

There are seven major theatres with 9,500 seats in the immediate vicinity, including the refurbished Theatre Royal (Frozen) and The Lyceum (The Lion King), as well as eight major hotels, including One Aldwych, NoMad London, and the new Amano Hotel.

Nearby occupiers include, Oreé, Balthazar, Opera Tavern, San Carlo Cicchetti, Yori, Xian Biang Biang Noodles, Champagne + Fromage and NIU.



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ACCOMMODATION

The property is arranged over the basement and ground floor and comprises the following approximate Gross Internal Areas net of stairs:

FLOOR AREAS

Ground floor: 308 sq. ft. (28.6 sq. m.)
 Basement: 284 sq. ft. (26.3 sq. m.)
 Total: 592 sq. ft. (54.9 sq. m.)

TENURE

We anticipate granting a 10-year lease, contracted outside the security of tenure and compensation provision of the 1954 Act.

RENT

Base rent upon application. The base rent will be exclusive of rates, VAT (if applicable) and all other outgoings. The operator will be required to put forward a percentage of turnover, such that the higher of the base rent or turnover is payable.

RATES (23/24)

Rateable Value - £31,250
 Rates Payable - £15,313

SERVICE CHARGE & INSURANCE BUDGET (Y/E 2023)

The service charge for the current financial year is £8,616,50 per annum and the insurance is estimated at £547.99 per annum.

PLANNING AND LICENSING

The premises benefits from Class E planning consent, and we understand there is no premises license permitting the sale of alcohol.

ENERGY PERFORMANCE CERTIFICATE

Full report available upon request.

VIEWINGS STRICTLY THROUGH JOINT AGENTS.



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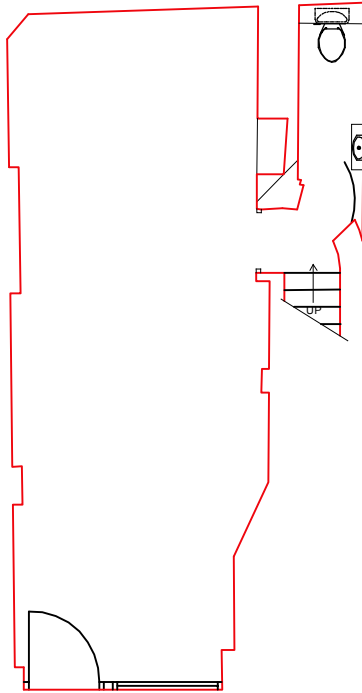


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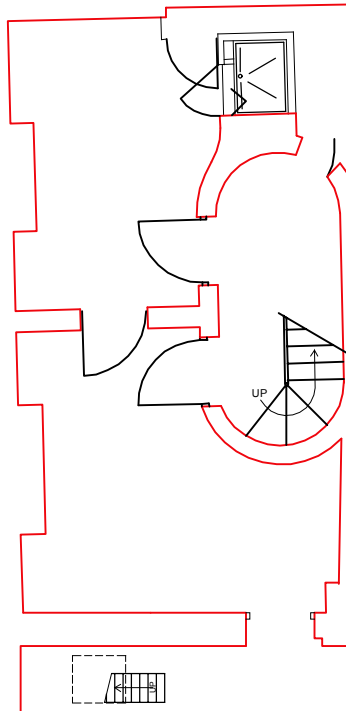
GROUND FLOOR

Ground Floor: 308 sq. ft. (28.6 sq. m.)



BASEMENT

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TOTAL

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