

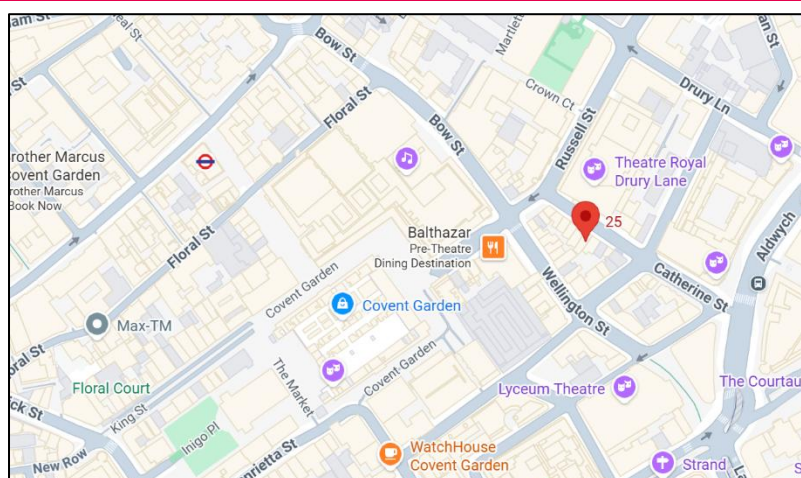


25 Catherine Street, Covent Garden, London WC2B 5JS

Summary

- Lease for sale
- Ground and basement floors
- High footfall
- Heart of Covent Garden

Premium offers invited



Viewing is strictly by prior appointment with sole agents
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Location

Located in the heart of London's West End, Covent Garden is one of London's much popular neighbourhoods. With a wide range of international bars, restaurants and retailers creating a must go to location for tourists and general shoppers.

The property is situated in the Opera Quarter area of Covent Garden and benefits from a strong pre and post theatre trade being located opposite the Theatre Royal and in close proximity to the Lyceum Theatre.

[Google Street View](#)



The Property

The unit is situated on Catherine Street, adjacent to the Opera Tavern. It comprises the following approximate net floor areas.

Floor	Sq ft	Sq m
Ground	735	68
Basement	670	62
Vaults	270	25
Total	1,675	155

Tenure

A 20 year lease granted in 2011 and expiring on 28 September 2031 at a passing rent of £126,000 per annum. The next rent review will be 24 June 2026.

Premium

Offers invited.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol between the following hours.

Monday to Saturday	Ground	10:00 to 00:00
	Basement	10:00 to 23:00
Sunday	Ground	12:00 to 23:30
	Basement	12:00 to 22:30

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £97,000.

Planning

The property has the benefit of E Class Use.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

