



53 St Martins Lane, London WC2N 4EA

Location

The premises are located on St Martins Lane, nearby Leicester Square in Covent Garden. The area benefits from significant tourist footfall and is located within the West End's theatre and entertainment district. Local operators include Mr Foggs Tavern, The Alchemist, Browns, J Sheekey, The Real Greek, Chipotle, Cote and numerous other independent and corporate operators.

For a better understanding of the location please review: [Google Street View](#)

Description

The premises occupy a single shop front and are arranged over ground floor and basement and have fitted toilets.

The approximate gross internal areas are as follows;

Ground Floor	348 sq ft	32.2 sq m
Basement	658 sq ft	61.1 sq m
Total	1,006 sq ft	93.4 sq m

Tenure

The premises are available by way of a new lease for terms to be agreed.

Rent

Rental offers in excess of £55,000 pax will be considered.

Planning / Licensing

The premises benefits from E Class Use.

The premises are not currently licenced.

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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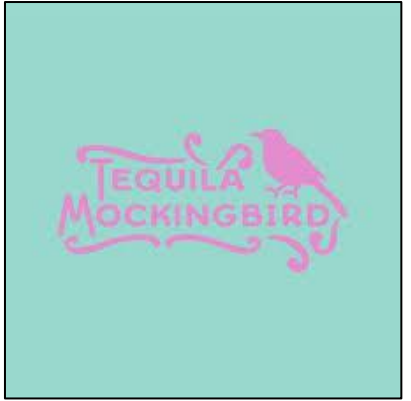
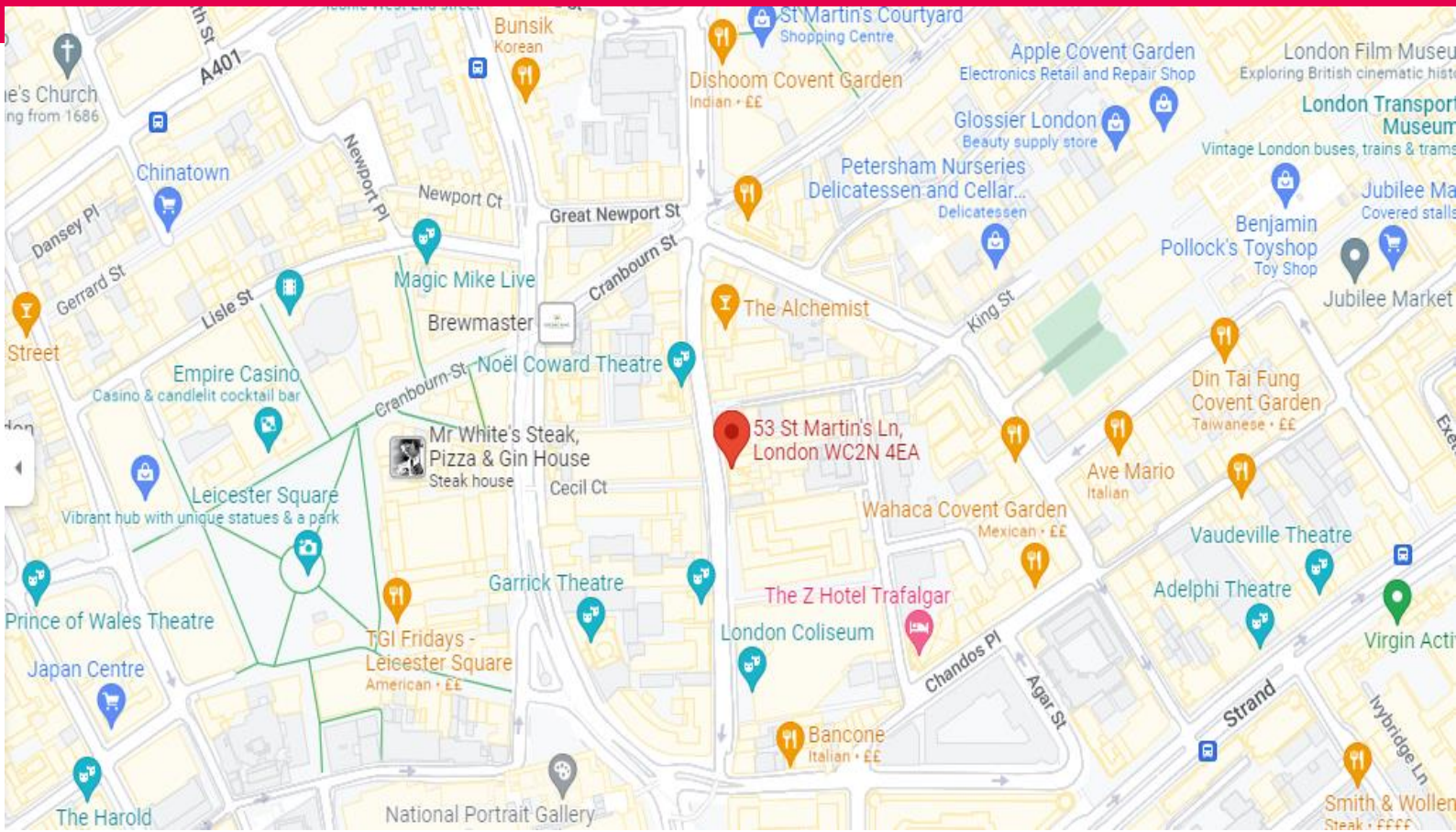
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E CLASS PREMISES - TO LET

1,006 SQ FT – COVENT GARDNEN, WC2



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