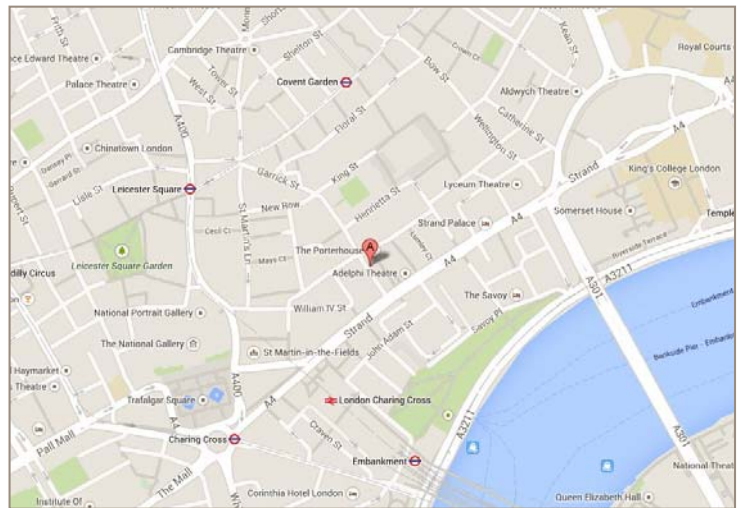


COVENT GARDEN - Lease For Sale - Confidential Attractive Café Retail Premises - 800 sq ft A1



Lifestyle Organic, 44 Bedford Street, London, WC2E 9HA

Location

Bedford Street runs north of the Strand towards Covent Garden Piazza and is a very busy cut through. The area is incredibly popular with tourists, office workers and Londoners and there are numerous bars, restaurants, cafes and retail operators in the immediate vicinity. Charing Cross underground station is a short walk away and there are numerous theatres museums and leisure attractions in the area. For a greater understanding of the premises, please review the following link: [Google Street View](#)

Description

The premises occupy an attractive period shop front and are arranged over ground floor and basement. Internally fitted out as a café and retail operation, the ground floor includes bar service, chillers and fridges. Stairs lead to the basement where customer toilets are located along with a substantial seating area and storage space underneath the street vaults. We understand that the gross internal floor area comprises:

Ground Floor	32 sq m	350 sq ft
Basement	42 sq m	450 sq ft
Total	74 sq m	800 sq ft

Lease

The premises are held on a 15 year lease from August 2013. The current rent is £42,000 pa.

Planning

The premises benefit from A1 planning.

Premium

Premium offers in excess of £150,000 are sought for the lease and fixtures and fittings in situ.

Sub-Lease

A sub-lease can be agreed at a rent of £65,000 with premium offers in excess of £70,000. Please call to discuss in detail.

Further Details

An EPC has been commissioned and can be made available on 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.

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