

50 Bedford Street, Covent Garden, London, WC2



256 sq ft Unit - Ideally Located between the Strand and Covent Garden

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Description

The premises are located on Bedford Street on the main thoroughfare between The Strand and Covent Garden. The premises are adjacent to the Resident Hotel and opposite Mr Fogg's Society of Exploration Cocktail Bar.

Nearby occupiers include Greggs, Fresko Yogurt, Soho Coffee Company, Krispy Kremes, The Whiskey Exchange, Fitness First, Nandos, Wahaca and Chequers Sandwich Bar.

Accommodation (NIA)

The premises are arranged over ground floor only and have the following net internal floor areas:

Description	sq ft	sq m
Ground Floor	256	23.8
Total	256	23.8

Rent

£50,000 per annum exclusive.

Tenure

The premises are available on a new lease for a term to be agreed.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

Business Rates

We have been informed that the current business rates are as follows:

Rateable Value:	£27,750
UBS 23/34:	£0.512
Rates Payable:	£14,208

Interested parties are advised to make their own enquiries with Westminster City Council.



Conditions

Subject to Contract and Vacant Possession.

Further Information

Viewings are available by appointment only via sole agents Levy Real Estate.

Matt Paulson-Ellis

T: 07867 781 811

E: matt.paulson-ellis@levyrealestate.co.uk

Liv England

T: 07530 807 800

E: liv.england@levyrealestate.co.uk

Calum Holden

T: 07508 610 454

E: calum.holden@levyrealestate.co.uk

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Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070

E info@levyrealestate.co.uk

www.levyrealestate.co.uk



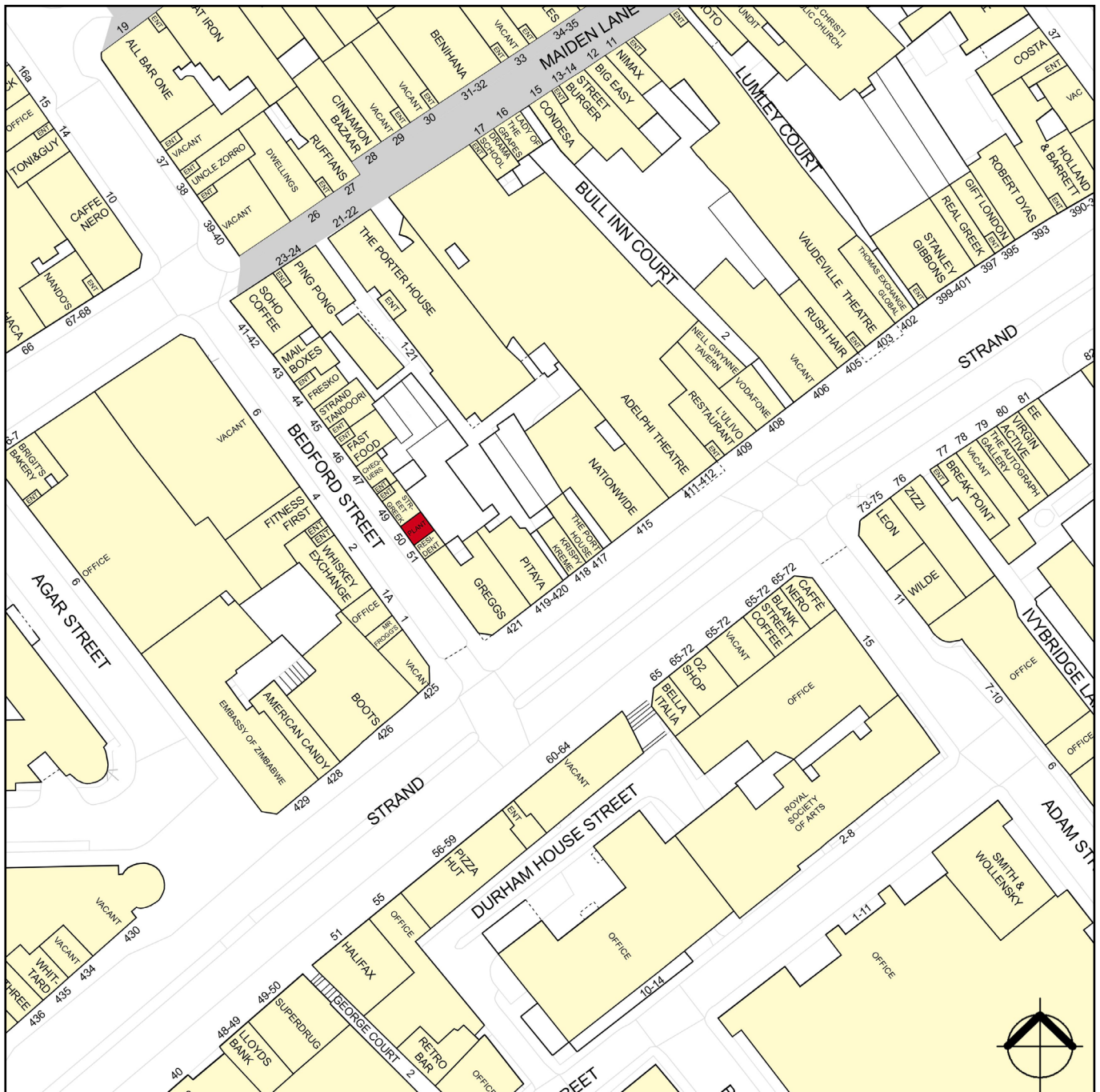
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