

AG&G

TO LET

1 – 5 Catherine Street, Covent Garden

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1 – 5 Catherine Street, Covent Garden, London WC2B 5JZ

- Prime West – End A1 or A3 opportunity in the heart of ‘Theatre Land’
- Adjacent to Duchess Theatre
- Ground floor and basement
- Return Frontage with potential external seating
- Total gross internal area approx. 242 sq m (2,600 sq ft)

AVAILABLE AS NEW 20 YEAR HEAD LEASE

SUBJECT TO CONTRACT - Joint Letting Agents with BC Retail

RENTAL OFFERS INVITED

LONL401

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Location

The property fronts the Catherine Street at its junction with Exeter Street, in the heart of Covent Garden's theatre district. The property is adjacent to The Duchess Theatre and opposite the ME Hotel which comprises STK and Radio rooftop bar. Nearby retailers also include; Bills, Strada, Cote and Be at One. It is primarily surrounded by a combination of retail, office and residential properties.

It lies within Zone One, Covent Garden Tube Station (Piccadilly Line) is less than 0.2 miles to the north west and the Temple Tube Station (District/ Circle Line) is 0.3 miles to the South East.

Description

A corner site, the premises is arranged over the ground floor and basement.

Internally the restaurant is set out as follows:

Basement	Trading area, commercial kitchen including a walk in cold storage, customer WC's, staff room and fire exit.
Ground floor	Trading area with a central bar servery and wine store. Small service yard to the rear.

The approximate gross internal floor areas are calculated to be: -

Basement	86 sq m (922 sq ft)
Ground floor	156 sq m (1,678 sq ft)
Total	242 sq m (2,600sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the Westminster City Council it is understood the property has a Premises Licence permitting the sale of alcohol from 10.00am until midnight Monday to Saturday and from midday until 11.30pm on Sunday.

Planning

From informal enquiry of the Westminster City Council it has been established that the property is not listed but it is situated within the Covent Garden Conservation Area.

Rating Assessment

The property is listed as a Restaurant and premises and has a rateable value of £168,000 with effect from April 2017.

Tenure

The ground floor and basement is being offered by way of a new FRI lease on terms to be agreed. The term will be for a minimum of 20 years, outside the Landlord and Tenant Act 1954 and subject to rent reviews at the open market value every five years.

Viewing

Viewings are strictly by appointment only.
For further information, please contact

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Google Maps. Not to scale - Provided for indicative purpose

