

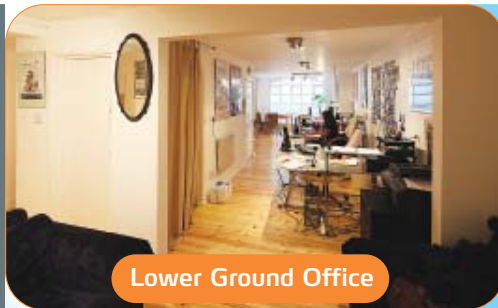
180 Drury Lane, Covent Garden London WC2B 5QF

lot 31

Freehold Retail, Office and Residential Investment

- Prime Central London location
- Active Management with Residential Conversion potential (consent granted)
- Covent Garden occupiers include Hawksmoor Seven Dials, Molton Brown, Apple Store and Gucci
- Six Week Completion Period Available

Rent
£9,000
per annum
exclusive
with 1 Unit
to be let



Lower Ground Office

On behalf of
Soho Housing
Association Limited



Location

Miles: 600 metres to Oxford Street
750 metres to Leicester Square
350 metres to British Museum
300 metres to Royal Opera House
0.6 miles to Trafalgar Square

Roads: A4, A40, A400, A501

Rail: Holborn Underground (Circle Line & Piccadilly),
Tottenham Court Road (Circle), Covent Garden (Piccadilly)

Air: London City, London Heathrow

Situation

Covent Garden is situated in the heart of London's West End and Theatreland and is famous for fashion, theatre, the Royal Opera House and Covent Garden Market Piazza. There is excellent communication links via both Covent Garden and Holborn Underground Station. Covent Garden occupiers include Hawksmoor Seven Dials, Molton Brown, Apple Store and Gucci.

Description

The property is located opposite a major Travelodge Hotel on the east side of Drury Lane. The property comprises office accommodation on the lower ground and retail accommodation on the ground floor and three self-contained residential flats on the three upper floors. There is a rear courtyard.

Planning

There is Planning Permission to convert the lower ground into a residential flat with an extension to the rear. Please see legal pack for further details.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversions)
Lower Ground	Offices	50.83 sq m (547 sq ft)	BYRONS LIMITED (1)	1 year from 28/09/2012 (2) (3)	£9,000	(27/09/2013)
Ground	Retail	40.12 sq m (432 sq ft)	VACANT AND TO LET			
First, Second & Third	Residential	Not measured	INDIVIDUALS	150 years from 02/06/1988	Peppercorn	
Totals		90.95 sq m (979 sq ft)			£9,000	

(1) Byron's Management has been established for over fifteen years. They are sole management agents and represent clients in theatre, film, television and commercials. (<http://www.byronscasting.co.uk/about-us.aspx>)

(2) The lease provides for a mutual rolling option to determine the lease on six weeks' notice.

(3) The lease is outside the security of tenure of the Landlord and Tenant Act 1954.

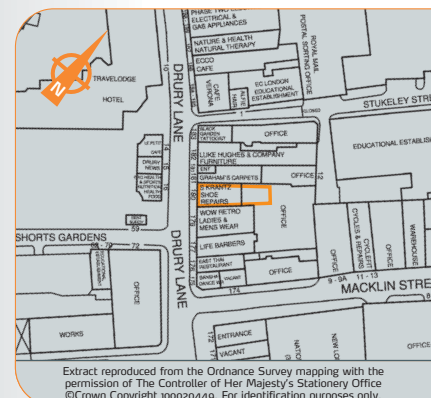
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