

lot 12

25 Litchfield Street, Covent Garden London WC2H 9NJ

Rent
£84,913.40
per annum
exclusive
with One
Vacant
Possession
Flat to be Let

Freehold Retail and Residential
Investment

- Prime West End of London location
- Wine bar/restaurant units with three self-contained flats.
- Approximately 300 metres from Leicester Square
- 500 metres from Covent Garden Piazza
- Nearby occupiers include The Ivy, Ronnie Scotts Jazz Club, The Palace Theatre and the National Gallery

On behalf of Trustees





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Location

Metres: 600 metres from Trafalgar Square
 400 metres from Leicester Square
 600 metres from Piccadilly Circus
 Rail: Covent Garden Underground, Leicester Square Underground, Charing Cross
 Air: City Airport (8.5 miles), Heathrow (15 miles)

Situation

Litchfield Street is situated in the heart of London's West End and Theatreland within close proximity to Trafalgar Square, Leicester Square and Covent Garden Piazza. The property is situated on the north side of Litchfield Street close to The Ivy Restaurant. Other nearby occupiers include Ronnie Scotts Jazz Club, The National Gallery, The Palace Theatre and The London Coliseum.

Description

The property is an attractive period building comprising a WINE BAR on the ground floor, a RESTAURANT CLUB in the basement and a RESIDENTIAL FLAT on each of the three upper floors. The third floor flat benefits from a roof terrace.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Wine Bar	39.06 sq m (420 sq ft)	LE BEAUJOLAIS LIMITED on assignment from LE BEAUJOLAIS WINE BAR LIMITED with surety (1)	14 years from 24/06/1997	£50,000	24/06/2011
Ground	Ancillary	10.11 sq m (108 sq ft)				
Basement	Restaurant Club	48.90 sq m (526 sq ft)				
Basement	Kitchen	16.90 sq m (182 sq ft)				
Basement	Ancillary	2.63 sq m (28 sq ft)				
First	Residential	56.58 sq m (609 sq ft)		Vacant Possession		
Second	Residential	55.37 sq m (596 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for 1 year from 23/09/2010	£16,800	
Third	Residential	56.20 sq m (605 sq ft)	INDIVIDUAL	Assured Shorthold Tenancy for 1 year from 15/04/2010	£18,113.40	
Totals		285.75 sq m (3,074 sq ft)			£84,913.40	

(1) As to the ground floor and basement lease, the assignment provides an Authorised Guarantee Agreement (AGA). The original lease provides surety from individuals.

For further details please contact:

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