



## 181 Drury Lane, Covent Garden, WC2B 5QF

### LARGE SHOP TO LET ON DRURY LANE

AREA: 1,266 sq.ft (118 sq.m) approx. | RENT: £80,000 PAX

#### LOCATION:

The unit is located towards the northern end of Drury Lane, close to the junction with New Oxford Street. It is opposite the Travelodge and is approximately 50 metres from the junction with High Holborn. It is very close to Seven Dials (4 minute walk) and Covent Garden Station (5 minutes walk).

The local area has a strong pull for tourism and nighttime trade, with a host of well known theatres located around the property. Nearby occupiers include The Top Secret Comedy Club and the New London Theatre.

The area is serviced by numerous bus routes as well as being a short walk away from Holborn, Tottenham Court Road and Leicester Square Underground Stations.

#### DESCRIPTION:

The Open Plan unit comprises of 1,266 sq.ft of ground floor retail space that is accessed from the front retail entrance facing onto Drury Lane, the unit has been refurbished to create an open plan unit with a glazed shop frontage with an electric security roller shutter situation in this busy high profile location opposite the Travel Lodge Hotel and a mix of National and Independent Retailers. The unit has good ceiling height through out and would be suited a widen variety of Retailers / Showroom / Office or Medical Users.

Regulated by:



# Retail | Medical | Office (E Class) TO LET



The unit is available on a new Full Repairing and Insuring Lease for a term of 5 / 10 or 15 years.



**9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455**  
**Email: [info@goodsircommercial.co.uk](mailto:info@goodsircommercial.co.uk) Find us at [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)**

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# Retail | Medical | Office (E Class) TO LET



## 181 Drury Lane, Covent Garden, WC2B 5QF

**USE CLASS:** E - Commercial, Business and Service

**FLOOR AREA:**

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	1,266	118
<b>TOTAL</b>	<b>1,266 sq.ft</b>	<b>118 sq.m</b>

(All measurements are approx. on a NIA basis)

**AMENITIES:**

- Large Ground Floor Unit
- Rectangular Space
- Close to Covent Garden
- Good Floor to Ceiling Height
- New FRI Lease Available
- 1,266 sq.ft approx
- Good Transport Links
- Opposite a Travelodge

**TERMS:** New Full Repairing and Insuring lease for a term to be agreed, in the region of 10-20 years

**RENT:** £80,000 PAX      **RATES PAYABLE:** All interested parties to check with the local authority.

**VAT:** Not Payable (TBC)      **SERVICE CHARGE:** To be confirmed.

**EPC:** The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.      **LEGAL COSTS:** Each party to be responsible for their own legal costs.

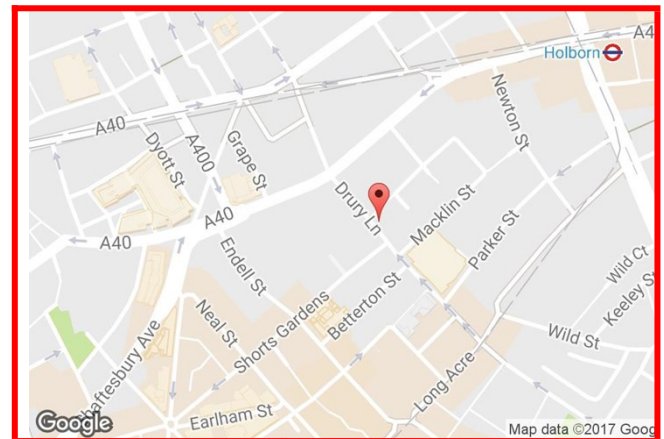
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Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course.  
August 2020



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