

09 MERCER STREET



COVENT GARDEN, LONDON WC2



**APPROXIMATELY 1,300
SQ FT FOR RETAIL
SPACE WITH POTENTIAL
OUTDOOR SEATING**



**128M ANNUAL STATION
FOOTFALL IN 10 MINS
WALK**



**OVER 400
OFFICES WITHIN
5 MINS WALK**



**OVER 6,800 LOCAL
RESIDENTS WITHIN
A 5 MIN WALK**



**NEARBY CROSSRAIL STATION
ANTICIPATED TO SERVE 108 MILLION
PASSENGERS ANNUALLY BY 2026**



**COVENT GARDEN IS HOME TO
APPROXIMATELY 10 MILLION SQ FT
OF OFFICES**

Location

The shop is located on Mercer Street at the entrance of St Martin's Courtyard and opposite the new Mercers Walk development. The area is home to a number of restaurants and eateries including Timberyard, Dishoom, Bills, Dalla Terra and the soon to open Temper. Nearby retailers include H&M, Snow & Rock, White Company, Pretty Ballerinas, Blow, Rohan and Le Bab.

Accommodation

The shop is arranged over ground floor and provides the following approximate net internal floor areas:

Ground Floor:

1,274 sq ft - 118 sq m

An element of outside seating may be available. Further details on request.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

St Martin's Courtyard: The Future

Permission has been granted for significant investment in St Martin's Courtyard; to include improving the public spaces, newly designed entrances to the main courtyard and a new and enhanced restaurant with outside terrace overlooking the central retail space.



Rates

We are verbally advised by the local authority that the premises have been assessed for rating purposes as follows:

Rateable Value: £155,000

UBR: 49.9p

Rates Payable: £77,345

Transitional relief may be available and interested parties are advised to verify the above with the local authority.

Rent

On application.

Service charge

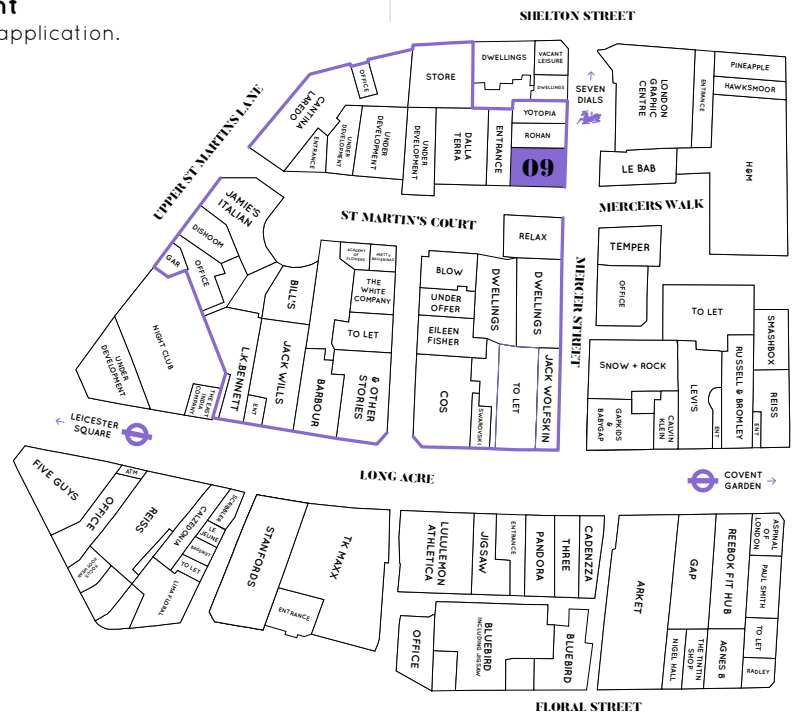
Approximately £18,935 per annum. Insurance is estimated at £999.

Legal costs

Each party is to be responsible for its own legal costs incurred with the connection of this letting.

Energy Performance Certificate

The property has an EPC rating of C-61.



Bill's & other stories

COS ARKET

DISHOOM

Barbour REISS

JIGSAW JACK WILLS

VIEWING THROUGH JOINT AGENTS:



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