



8 Slingsby Place


THE YARDS
COVENT GARDEN

Class E Opportunity

128m annual station footfall
within 10 mins walk



10 million sq ft offices
in Covent Garden area



Nearby crossrail station anticipated to serve
108 million passengers annually by 2026



Location

St Martin's Courtyard is located a short walk from Covent Garden and Leicester Square stations, just off Long Acre. Retailers in the immediate vicinity include **& Other Stories** and **The White Company**, with **Cos**, **Eileen Fisher**, **Pretty Ballerinas** and **Barbour** close by.

Significant development has taken place recently including improvements to entrances, public spaces, and new enhanced restaurants with outside terraces overlooking the central retail area.

Accommodation

The premises are arranged over ground and basement floors providing the following approximate net internal floor areas:

Ground Floor:	700 sq ft	65 sq m
Basement:	936 sq ft	87 sq m
Total:	1,636 sq ft	152 sq m

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Landlord & Tenant Act 1954 Part II (as amended). Subject to an individual retailer's requirement a short term occupation will also be considered.

Rent

Available on application.

Insurance

An insurance premium is payable annually. The insurance is estimated at approximately £1,005 for the current year.

Rates

We are verbally advised by the local authority the premises has the following Rating assessment:

Rateable Value (2017):	£121,000
UBR (2020/21):	53.2p
Rates Payable (2020/21):	£64,372

Interested parties are advised to verify the above with the Local Authority, particularly in respect of recent measures regarding Covid-19.

Service Charge

A service charge is payable on a direct proportion of floor area. The estimate for the current year is £20,660.

Energy Performance Certificate

The premises has a Class C rating of 55. Certificate is available on request.

Legal Costs

Each party is to be responsible for its own legal costs incurred in the letting.

Viewings

Strictly via joint agents:



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