

# 63 LONG ACRE

WC2E 9JN

RIB

ROBERT IRVING BURNS



**TO LET**

PROMINENT CORNER UNIT  
IN THE HEART OF COVENT GARDEN'S  
THEATRELAND  
SUITABLE FOR NEW BUSINESS CLASS E  
(RETAIL, CAFÉ, BAR, SHOWROOM,  
MEDICAL, LEISURE ETC.)

1,965 sq ft

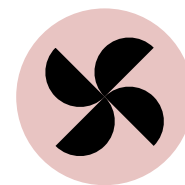


# DESCRIPTION

The self-contained property benefits from corner frontage on two elevations, which flood the ground floor with natural light. There is exposed brick work on ground and lower ground floors that give an industrial yet modern feel throughout. Furthermore, the space benefits from spot & track lighting, timber flooring on the ground floor, polished concrete on the lower ground floor, fitted prep kitchen with light extraction (not tested), internal WCs, AC system (not tested) and air flow system.



# AMENITIES



Air Flow System



AC System (not tested)



Internal WCs



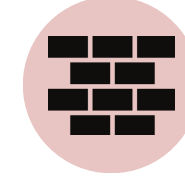
Timber Flooring (Ground Floor)



Polished Concrete Floor (Lower Ground Floor)



Superior Corner Frontage



Exposed Brickwork



Fitted "Prep" Kitchen



Prominent Covent Garden Location



Industrial Feel

# LOCATION & CONNECTIONS

Property is located on the Eastern side of Hampshire Street, a turning off Torriano Avenue close to the junction with Camden Road. The premises is located less than 15 minutes walk from both Camden Road Overground and Kentish Town Tube Stations.



**COVENT GARDEN**

1 min

**LEICESTER SQUARE**

5 min

**LONDON EUSTON**

13 min

**VICTORIA STATION**

15 min

**LIVERPOOL STREET**

15 min

**TOTTENHAM COURT ROAD**

11 min 6 min

**OXFORD CIRCUS**

11 min

**EUSTON SQUARE**

14 min

**KING'S CROSS ST. PANCRAS**

7 min

**PADDINGTON**

15 min

## KEY

- |                    |                 |                    |                      |
|--------------------|-----------------|--------------------|----------------------|
| Circle             | Northern Line   | Avanti West Coast  | Thameslink           |
| Hammersmith & City | TfL Rail        | Caledonian Sleeper | West Midlands Trains |
| Metropolitan Line  | Elizabeth Line  | Overground         | Southern             |
| Bakerloo           | District Line   | Victoria Line      | Southeastern         |
| Central            | Gatwick Express | Piccadilly         |                      |

# FLOOR AREA & FINANCLIALS

Floor	SQ.FT.	SQ.M.
Ground Floor	659	61.20
Lower Ground Floor	1,306	121.30
<b>Total</b>	<b>1,964</b>	<b>182.5</b>

Floor	Ground & Lower Ground
<b>Total Size (sq.ft.)</b>	1,964
<b>Quoting Rent (p.a.) excl.</b>	£170,000
<b>Service Charge</b>	TBC
<b>Estimated Rates Payable (p.a.)</b>	£105,378
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£275,378</b>



## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## FLOOR PLANS

Available on request.

## CONTACTS

Henry Bacon  
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Freddie Brett  
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Freddie@rib.co.uk

# RIB

**ROBERT IRVING BURNS**

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.