

PRIME UNIT TO LET

10-12 Langley Court, London WC2

LOCATION

The unit is located on the west side of Langley Court which acts as a busy cut through between two prime streets Long Acre and Floral Street. The unit benefits from a prominent frontage and is visible from Long Acre.

The unit is located in a prime position with Covent Garden and Leicester Square underground stations both within 1 minutes’ walk and Tottenham Court Road a further 5 minutes. Covent Garden is renowned as one of London’s luxury fashion locations attracting international F&B and retail brands.

Nearby occupiers include Kate Spade, Radley, Ted Baker, Peloton, Paul Smith and Moscot to name a few.

ACCOMMODATION

The subject premises is arranged over ground, lower ground and first floor and comprise the following approximate gross internal areas:

Ground Floor	834 sqft	77.5 sqm
Lower Ground	684 sqft	63.5 sqm
First Floor	810 sqft	11.1 sqm
<b>Total</b>	<b>2,328 sqft</b>	<b>216.3 sqm</b>

LEASE

A new lease on term to be agreed, held outside the provisions of the Landlord & Tenant Act 1954.

RENT

Rent on application.

PLANNING

Use Class E.

RATES

We are verbally informed by the Local Authority that the current Ratable Value for the premises is :

Rateable Value	£180,000
UBR (2020/21)	51.2p

Rates Payable	£92,160
Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.	

EPC

An EPC certificate is available on request

LEGAL

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

VIEWINGS

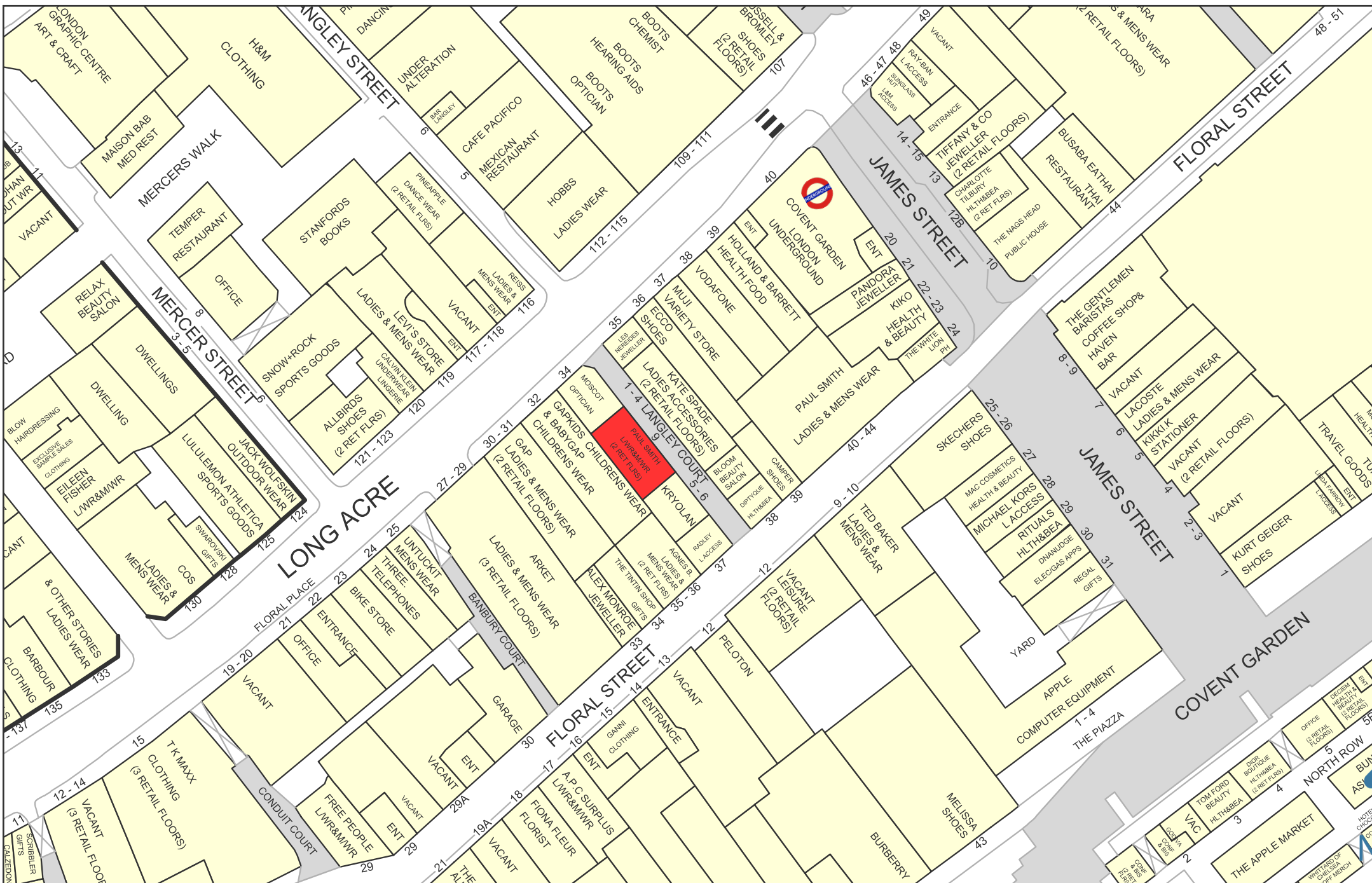
All viewings to be arranged via Bruce Gillingham Pollard. Please contact

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