

NEW LEASE - FULLY FITTED RESTAURANT OPPORTUNITY
COVENT GARDEN

45 Great Queen Street

London, WC2



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The property is situated on the junction of Great Queen Street and Wild Street just to the east of Long Acre and adjacent to the majestic Royal Masonic Lodge.

This location is close to the Covent Garden activity in and around the Piazza, Long Acre and Seven Dials and acts as a busy thoroughfare for pedestrians from Holborn. High Holborn and Covent Garden London Underground station are located a short walk away.

Accommodation

The premises are arranged over ground and basement floors with the following approximate areas:

Ground Floor:	2,290 sq ft	212.75 sq m
Basement:	1,738 sq ft	161.47 sq m
Total:	4,028 sq ft	374.22 sq m



Viewing & further information

Strictly by prior arrangement only with:

Daniel Aboud
daboud@savills.com
+44 (0) 7972 000 240

Bertie Collison
bertie.collison@savills.com
+44 (0) 7490 901 213

Or via our joint agents DCL:

Rob Meadows
rmeadows@dcl.co.uk
+44 (0) 207 299 0738

Phoebe Brydon
pbrydon@dcl.co.uk
+44 (0) 207 299 0726



Rent

Offers in the region of £250,000 per annum exclusive.

Tenure

Available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rates

Rateable Value: £176,000

UBR: £0.577

Rates Payable (2025/26): £101,552

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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