

PROMINENT CLASS E UNIT TO LET

# 23 Rose Street, Covent Garden

London WC2



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

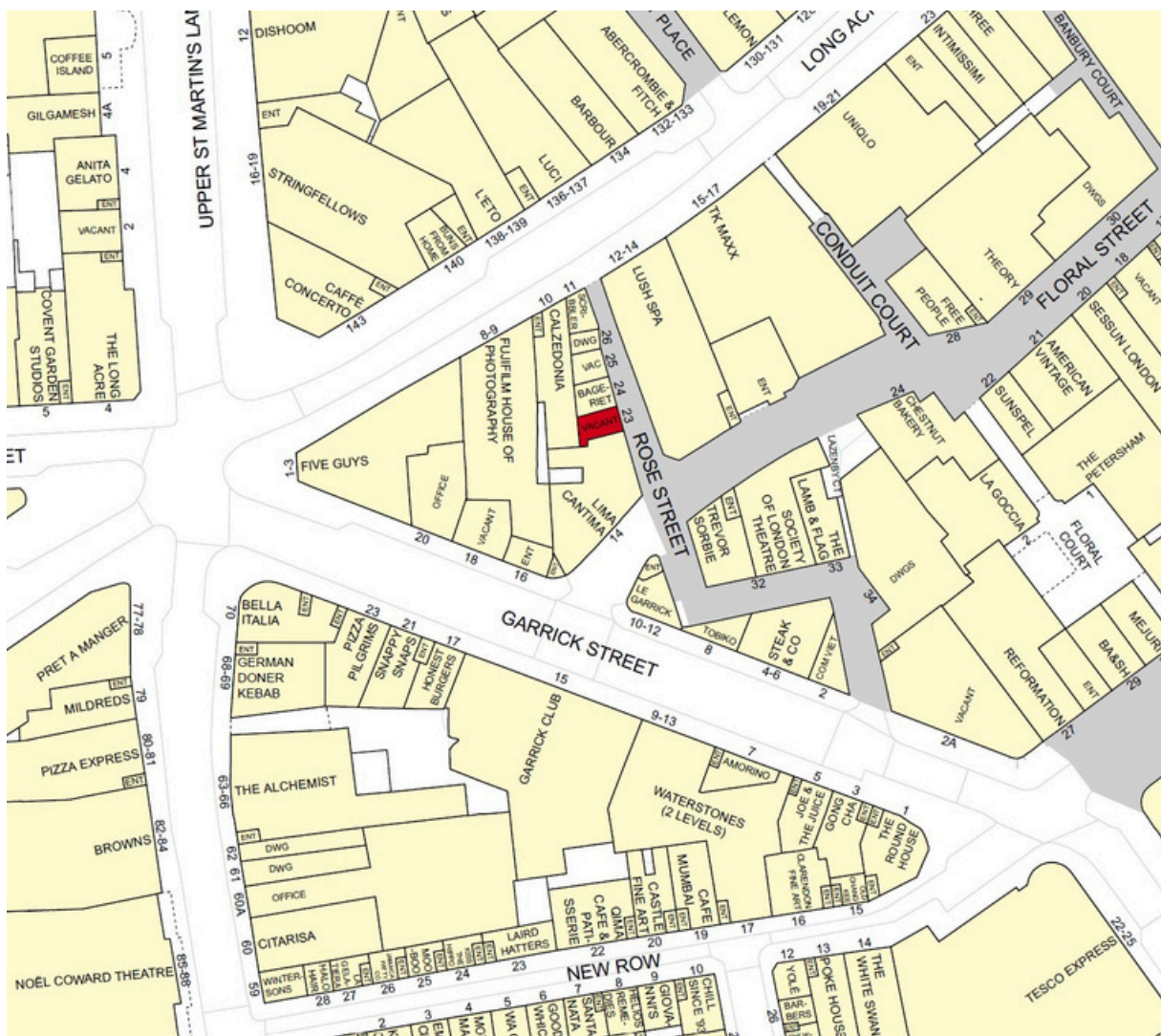
Rose Street is a narrow pedestrianised passageway linking Long Acre and Floral Street in the heart of Covent Garden. Whilst Rose Street itself has a quieter, 'tucked away' charm, it benefits from proximity to these high footfall retail and tourist areas, Covent Garden piazza, a plethora of restaurants and theatres, and major transport links.

Both Leicester Square and Covent Garden underground stations are a two minute walk away. The property is in a small artisanal parade of three shops including **Bageriet Swedish Bakery**.

## Accommodation

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

Ground Floor:	215 sq ft	20 sq m
Basement:	225 sq ft	20.9 sq m
<b>Total:</b>	<b>440 sq ft</b>	<b>40.9 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Antonia Johns**  
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 +44 (0) 7494 794 440

**John Lyons**  
 john.lyons@savills.com  
 +44 (0) 7917 657 751



## Rent

Upon application.

## Tenure

A new lease direct from the Landlord, contracted outside the Landlord & Tenant Act 1954.

## Timing

Available immediately.

## Service Charge & Insurance

TBC

## Business Rates

The current rateable value of the property is £25,500 (2026). However, parties are advised to make their own enquires directly with the local authority.

## Planning Use

The property benefits from Class E planning use.

## 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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