

## PICCADILLY – 33 COVENTRY STREET



- **PRIME CLASS E UNIT TO LET**
- **EXTREMELY HIGH FOOTFALL DAY & NIGHT**
- **UNITS RARELY AVAILABLE IN THIS PITCH**

### Location

The premises are situated in the heart of London's West End, between London's two busiest squares - Piccadilly Circus and Leicester Square. This block is bounded by the Thistle Hotel and the Prince of Wales Theatre.

Nearby occupiers include **Hard Rock Café, Five Guys, Shake Shack, Burger & Lobster, Pret, McDonald's, Lego Store, M&M World, Ben's Cookies, Whale Tea** and soon-to-be **Raising Cane's**.

### Description

The premises comprise a prime Class E unit arranged over ground floor and basement levels (can be used for sales).

We estimate the following Gross Internal Areas:

### Accommodation

|               |           |            |
|---------------|-----------|------------|
| Ground Floor: | 333 sq ft | 31.00 sq m |
| Basement:     | 399 sq ft | 37.10 sq m |

### Lease Terms

The premises are available on a new 5 year Ex-Act lease, subject to vacant possession due November 2026.

### Rent

Quoting rent available upon application.

### Business Rates

Rateable value (From April 2026): £163,000

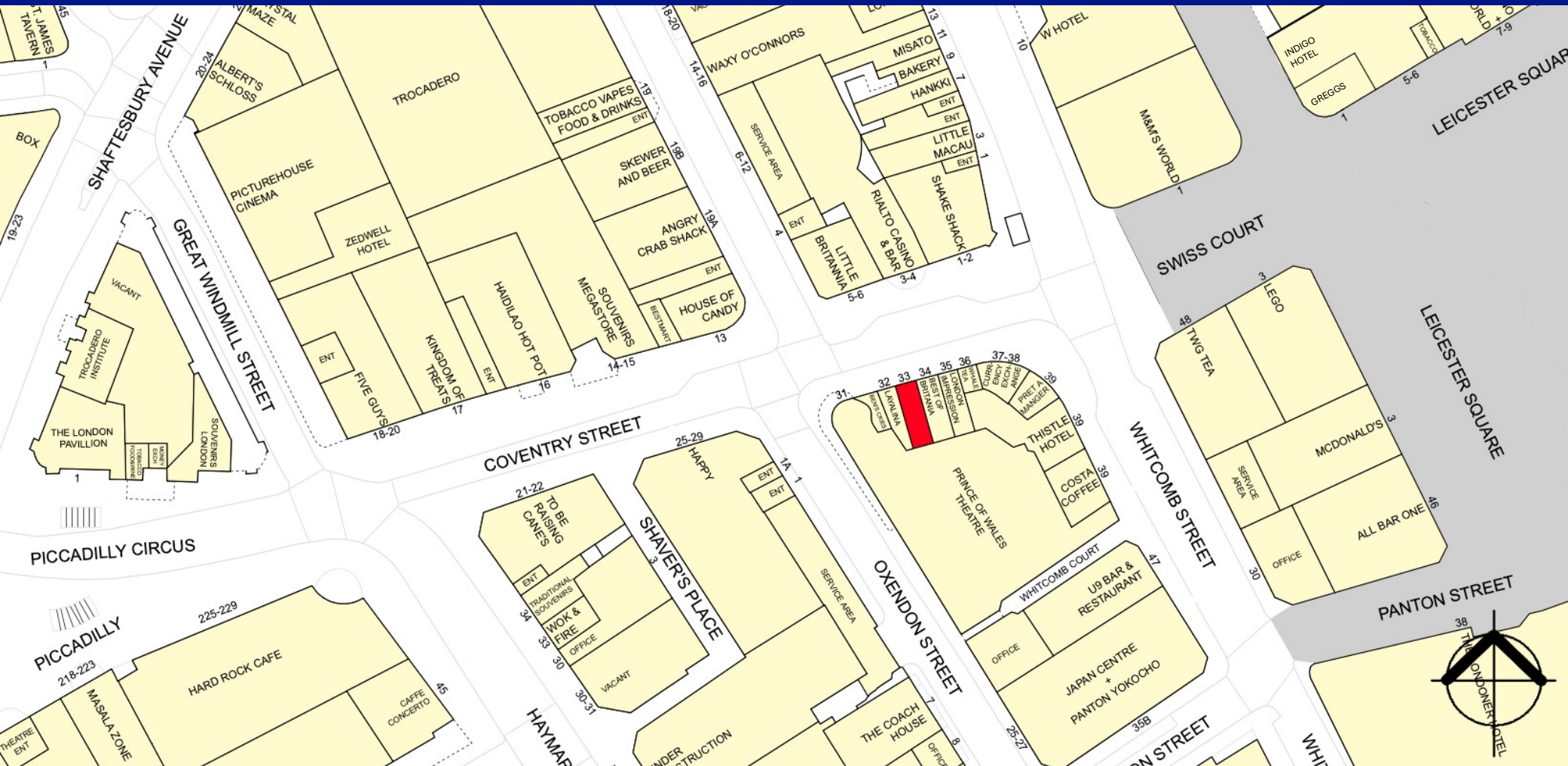
For business rating information visit: [www.voa.gov.uk](http://www.voa.gov.uk)

### EPC

The property has an EPC rating of D, valid until 2027.

### Legal Costs

Each party to pay their own legal costs.



The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Four & Co are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms. SUBJECT TO CONTRACT. January 26.