



PRIME COVENT GARDEN RETAIL / F&B UNIT

17 Russell Street

Covent Garden London WC2B 5HZ

A rare opportunity to acquire by assignment a fully fitted ground floor retail / café unit in the heart of Covent Garden, one of London's most visited and best-known retail and leisure destinations. Located moments from the Piazza, the Royal Opera House and Theatre Royal Drury Lane, the unit benefits from an attractive glazed frontage, existing food and beverage fit-out and an unexpired term to November 2028. Available at a nil premium.



ARBITRAGE
GROUP

PASSING RENT

On application

PREMIUM

Nil

NET INTERNAL AREA

329 sq ft

LEASE EXPIRY

Nov 2028

LOCATION

Covent Garden is one of London’s premier retail, dining and cultural destinations, attracting tens of millions of visitors each year and combining a strong local workforce and residential population with exceptional tourist and theatre-going footfall. The estate is home to a curated mix of international flagships, independent brands and some of the capital’s best-known restaurants and bars, anchored by the historic Market Building and Piazza.

Russell Street runs east from the Piazza towards Drury Lane, linking the Market Building with Bow Street and the Royal Opera House. The unit occupies a prominent position close to Theatre Royal Drury Lane, with nearby occupiers including Balthazar, Bill’s, Apple, Shake Shack and Sushi Samba. Covent Garden Underground station (Piccadilly line) is a short walk away, with Holborn, Leicester Square, Charing Cross and Temple stations all within easy reach.

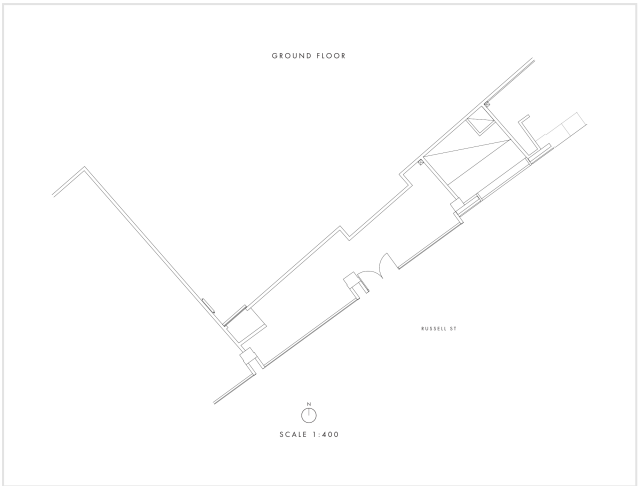
- Prime Covent Garden pitch, moments from the Piazza and Royal Opera House
- Fully fitted ground floor unit with attractive glazed frontage
- Class E use — suitable for café, F&B, retail and a range of occupiers
- Nil premium — benefit of existing fit-out

ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
Ground	Sales / Café	329	31.8
Total NIA		329	31.8

Approximate net internal area. Ground floor only.

GROUND FLOOR PLAN



Ground floor plan of 17 Russell Street. Not to scale — for identification purposes only.

TERMS OF ASSIGNMENT

Tenure	Assignment of the existing lease, subject to landlord’s consent.
Lease expiry	November 2028 — effective FRI, outside the L&T Act 1954.
Passing rent	Please enquire.
Premium	Nil.
Service charge & insurance	Approximately £5,000 per annum.
Use	Class E.
Rateable value	£52,500 (2026 Rating List). Interested parties should verify rates payable with the City of Westminster.
Legal costs	Each party to bear their own legal costs.

SOLE AGENT

Arbitrage Group

Aldo Attanasio d'Aponte
07803 921934 | aldo@arbitragegroup.com
62 St Martin's Lane, London WC2N 4JS

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