



Unit 3, Pied Bull Yard

London, WC1A 2JR

Across two floors, this unit is located in the heart of the estate surrounded by coffee shops, an art gallery and printing shops.

Size:

1,037 sq ft

Rent:

£40,000 per annum

Business Rates:

£11.24 per sq ft

Possession:

Available Immediately

- Double Fronted
- Two floors
- In the heart of the Estate
- Timber LVT Flooring
- W/C

Interested?

Request more information.

020 3077 3456

comagency@danielwatney.co.uk

Description

This property offers 1,037 sq ft across two floors in the heart of the estate. Set back from the main road, this property is located in the residential courtyard which leads to the main courtyard where there are plenty of other occupiers.

Location

Pied Bull Yard is a small historic courtyard located in the vibrant city of London, England. Situated in the Covent Garden area, near the popular Seven Dials intersection, it is known for its charming atmosphere and rich history.

The courtyard dates back to the 17th century and takes its name from the Pied Bull Inn, a former coaching inn that once stood there. The inn, established in 1680, served as a popular gathering place for locals and tourists.

The courtyard has undergone various transformations over the years, adapting to the changing needs of the city. It has become a hub for creative businesses, boutique shops, cosy cafes, and hidden gems waiting to be discovered by visitors. In the courtyard you can find unique retail outlets, artistic studios, and a hidden courtyard café and book shop perfect for a relaxing break.

Accommodation

The accommodation comprises the following areas:

	sq ft	sq m	Availability
Ground	488	45.34	Available
Basement	549	51	Available
Total	1,037	96.34	

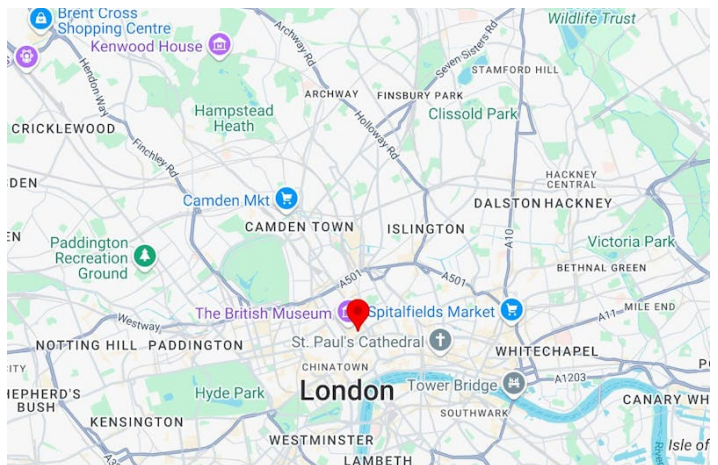
Business Rates

Rates payable: £11.24 per sq ft
(based upon Rateable Value: £21,000)



Interior 3 PB2.png

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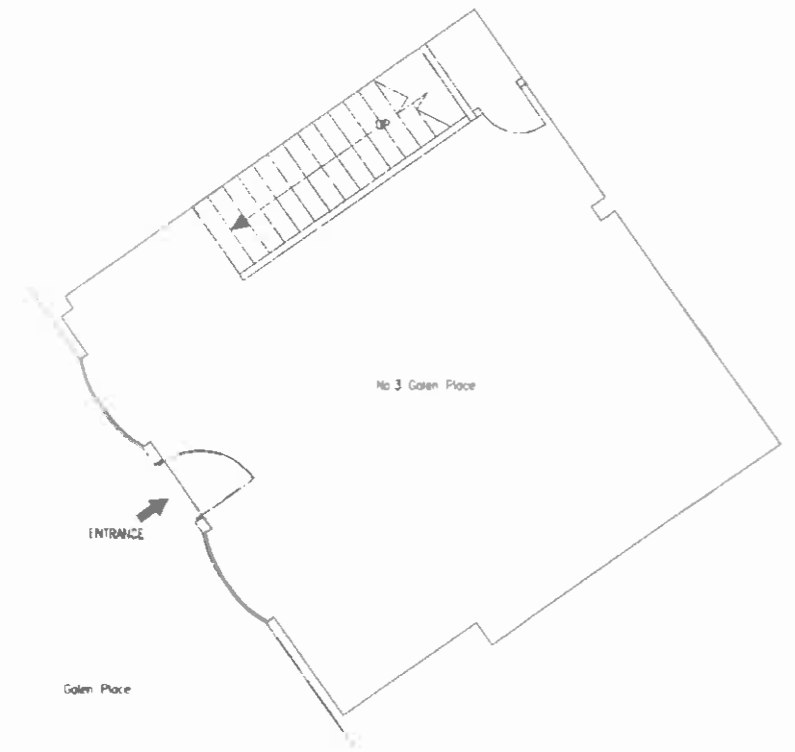
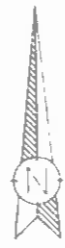
Ross Crummey

07714956016

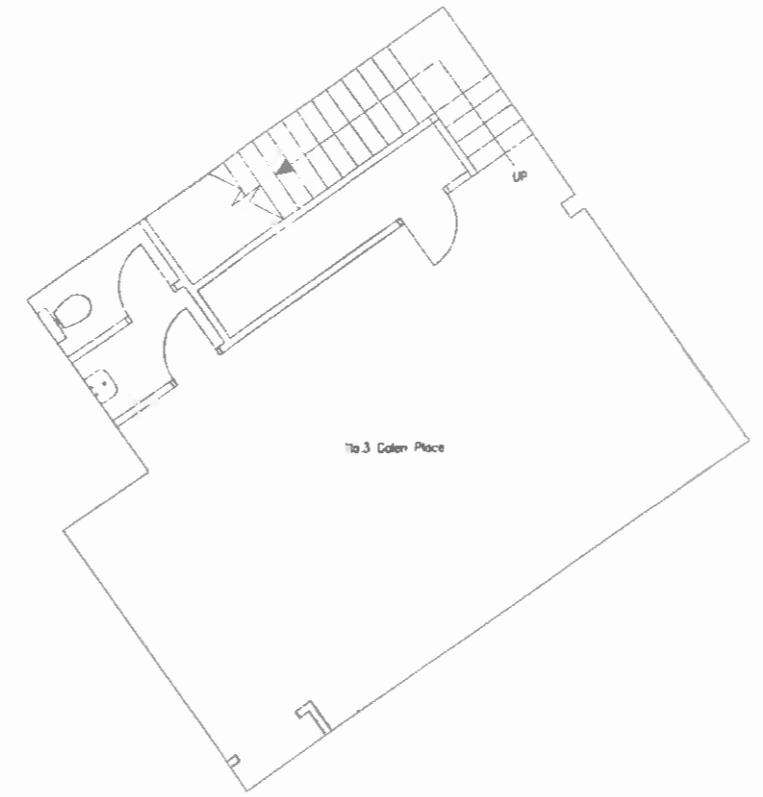
rcrummey@danielwatney.co.uk

Robert Irving Burns

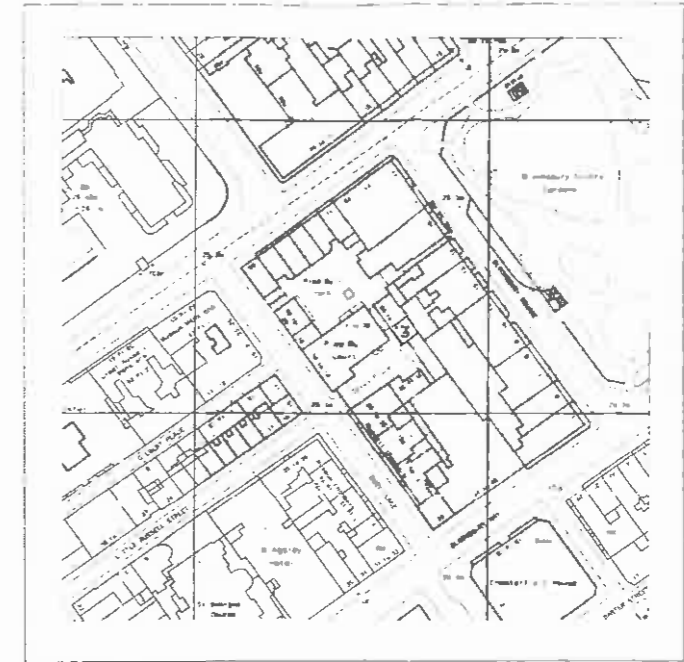
(Joint Agent)



GROUND FLOOR PLAN
SCALE 1:50



BASEMENT FLOOR PLAN
SCALE 1:50



SITE PLAN
SCALE 1:1250

Rev	Date	Revisions	By	Engineer	Notes

Red lines indicate the scheme of the premises

Project: 3 Golen Place, Fied Bull Yard, London WC1	Drawn by: RCB
Title: Land Registry Lease Plans	Checked by:
Client: Davy's of London	Date: October 2006
Architect:	Scale: See Dwg
 halstead ASSOCIATES CONSTRUCTION CONSULTANTS 1 Athletes Road Whitestone London TW20 8AA T: 020 8445 7721 F: 020 8446 2199 e: office@halstead.co.uk w: www.halstead.co.uk	
Drawn by:	Job No: 12730/PBY/01