

# PRIME SHOP LEASE AVAILABLE

## 13 Monmouth Street, WC2



### Location

The shop is situated on the south side of Monmouth Street between Neal Street to the east and Seven Dials to the west. Nearby occupiers include **Starbucks, Hotel Chocolat, Mon Plaisir French Restaurant, Dartmouth Coffee, Kiehls, Malin + Goetz** and **Rossodiera Italian Restaurant**. **Covent Garden Underground Station** is a short walk away.

### Lease

The lease is held for a term expiring in August 2023 at a passing rental of **£68,000 per annum exclusive** and is contracted outside the protection of the Landlord and Tenant Act 1954.

### Accommodation

Ground Floor .....	381 sq ft .....	35.4 sq m
Basement .....	256 sq ft .....	23.8 sq m
Internal Width .....	10' 10" .....	3.32 m

### Rates

No rates are payable until at least April 2021, then approximately £28,261 per annum thereafter.

### Legal Costs

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

### Contact

**Tim Kourides**

[tim@tkretailproperty.com](mailto:tim@tkretailproperty.com)

07799 628 860

**Amrita Kaur**

[amrita@tkretailproperty.com](mailto:amrita@tkretailproperty.com)

07456 990 640



**TK RETAIL PROPERTY**

7 South Molton Street

London W1K 5QG

020 7436 1600

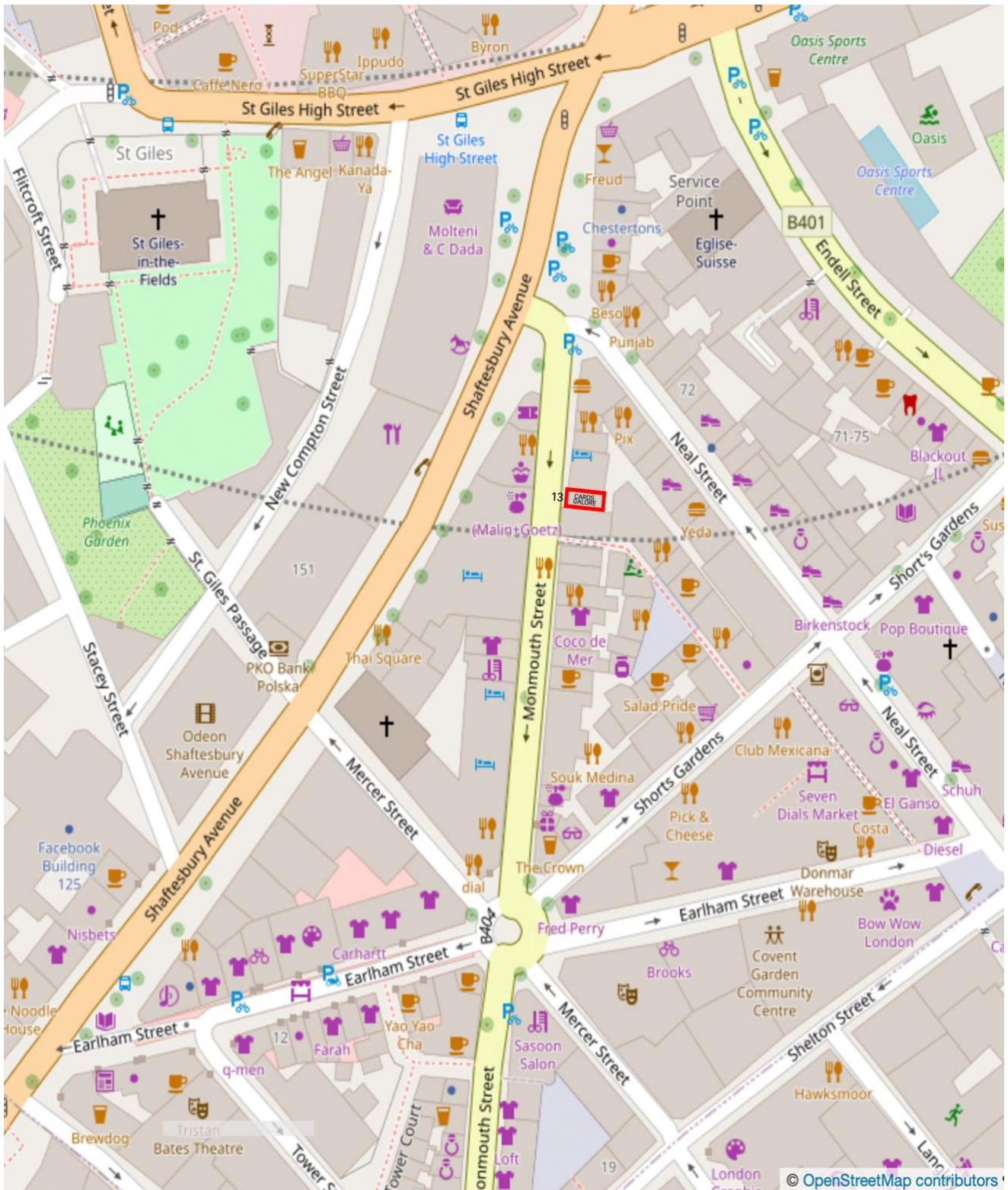
[www.tkretailproperty.com](http://www.tkretailproperty.com)



These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

# PRIME SHOP LEASE AVAILABLE

## 13 Monmouth Street, WC2



**TK RETAIL PROPERTY**  
7 South Molton Street  
London W1K 5QG  
020 7436 1600

[www.tkretailproperty.com](http://www.tkretailproperty.com)



These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.