

st+martins

7 UPPER ST MARTINS LANE LONDON WC2H 9DL

ANGLE PROPERTY



**Unique commercial opportunity
in the heart of Covent Garden**

TO LET / FOR SALE

Self-contained A1/A2/D1 unit

1,755 sq ft (163 sq m)

anglestmartins.co.uk

Description

An attractive Listed Building, to be refurbished, comprising 163 sq m (1,755 sq ft) of A1 retail / A2 / D1 accommodation on ground and lower ground floors.

Ground floor	90 sq m	969 sq ft
Lower ground floor	73 sq m	786 sq ft

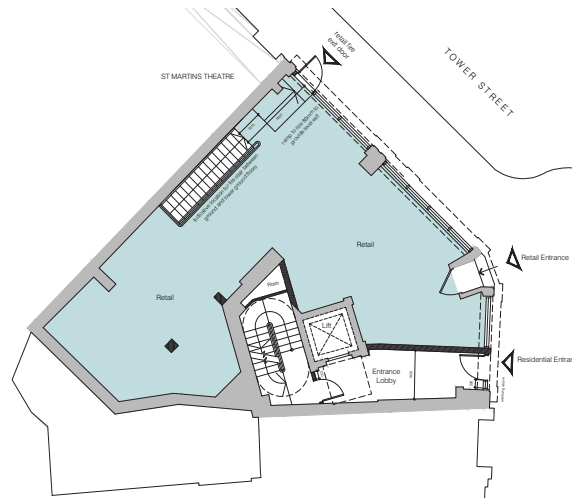
Location

The property is located in the heart of the Covent Garden District, 300 metres from the main Piazza, and 250 metres north east of Leicester Square. Upper St Martins Lane links the trendy Seven Dials retail area with the vibrant bars, restaurants and shops of Long Acre, St Martins Lane, Cranbourn Street / Leicester Square.

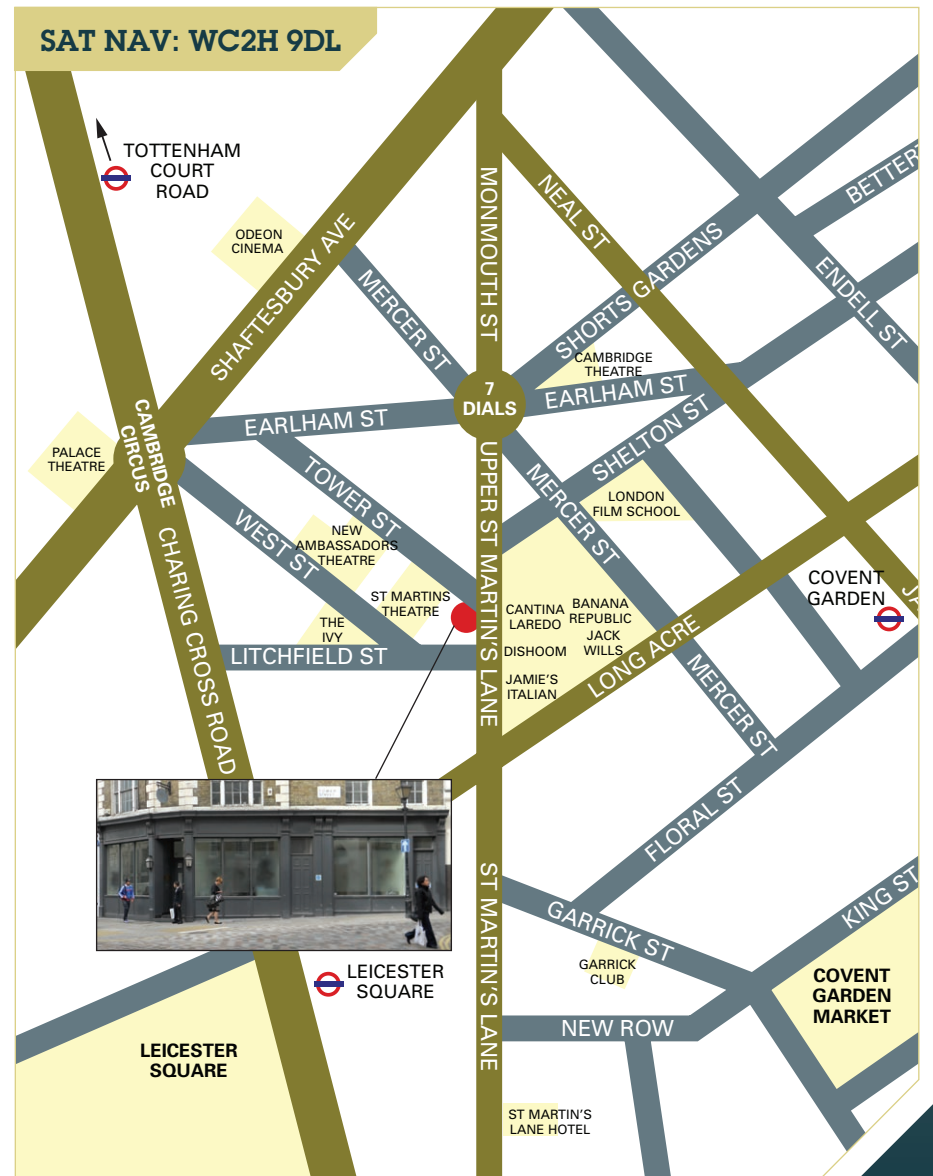
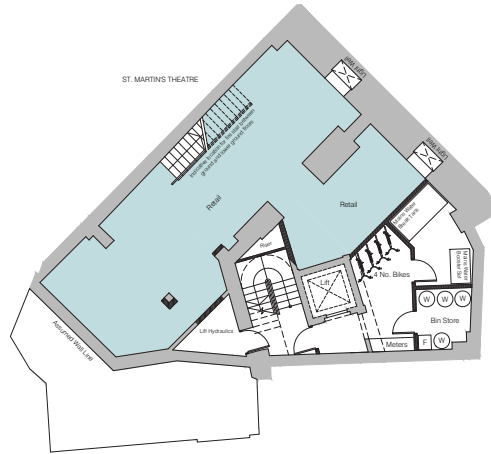
Situation

The property is situated in a prominent trading position at the south west end of Monmouth Street, one of the key retailing thoroughfares of Seven Dials, and faces Cantina Laredo, Jamie's Italian, and Dishoom, the new restaurants on the western side of the St Martin's Courtyard development.

Ground floor



Lower ground floor



Matthews & Goodman
020 7747 8847
www.matthews-goodman.co.uk

RL
russelllewis.co.uk
020 8953 1412

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Cover image is an artist's impression of the possible finished development.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. September 2011

For more information and specific property requirements visit:
angleproperty.co.uk
or call **020 7409 4515**

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