

# 34 King Street Covent Garden, London WC2E 8JD

The Vendor reserves the right to offer  
Lots 13 and 14 as One Lot or Individually

Rent **£264,386<sup>(4)</sup>** per annum

Lot 14

## Prime Freehold Restaurant, Office and Residential Investment

- Substantial Central London investment
- Active management potential
- World famous retail and leisure location
- VAT not applicable



### Location

Estimated District Population: 181,000  
(London Borough of Westminster)  
Miles: 2 miles west of the City of London  
2 miles south-west of London's West End  
Underground: Covent Garden (Piccadilly Line)  
Leicester Square  
(Northern and Piccadilly Lines)  
Rail: London Charing Cross  
Air: Heathrow

Nearby: Tesco Metro, Hackett, Moss Bros, HMV, Clinton Cards, Boots the Chemist, Monsoon, Accessorize and Body Shop

### Description

RESTAURANT arranged on the ground floor and basement with SELF-CONTAINED OFFICE and RESIDENTIAL ACCOMMODATION arranged on the first, second, third and fourth/attic floors.

### Tenure

Freehold.

VAT is not applicable to this lot.

### Position

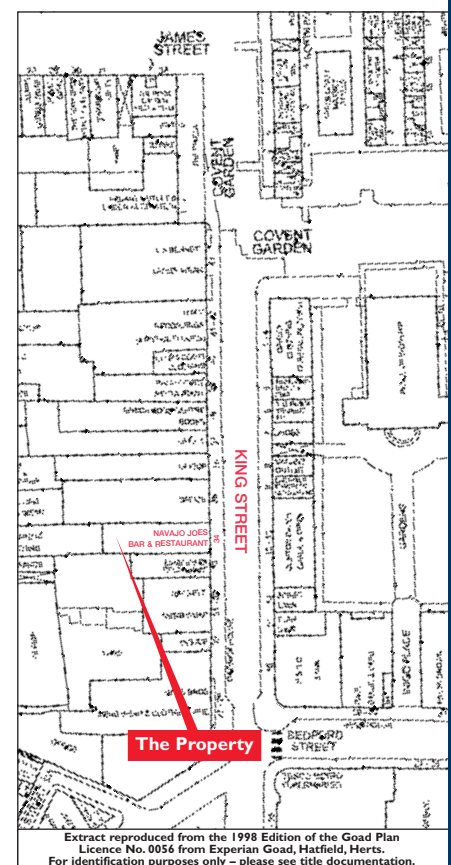
The property occupies an excellent trading location on the north side of King Street, a major retailing thoroughfare, close to the Piazza and the Royal Opera House in the heart of Covent Garden.

### Present Accommodation (approximate areas)

Floor	Accommodation	Net Internal Floor Areas	Tenant	Term	Rent £ p.a.
Ground	Restaurant/Ancillary	141.21 sq m (1,520 sq ft)	<b>MAXWELLS RESTAURANTS LTD (1)</b>	25 years from 24th June 1996 with a rent review in 2011 and 5 yearly thereafter	£196,000
Basement	Ancillary	106.83 sq m (1,150 sq ft)			
First	Offices/Ancillary	74.32 sq m (800 sq ft)	<b>CONNELYTRIBE</b>	5 years from 25th December 2005 (2)	£24,570
Second	Offices/Ancillary	71.07 sq m (765 sq ft)	<b>ABRAHAM ELLIS &amp; PARTNERS LTD (3)</b>	10 years from 29th January 2000	£22,446
Third	Residential (Not Inspected) –	(–)	<b>TWO INDIVIDUALS</b>	Assured Shorthold Tenancy at £410 per week	£21,320 (4)
Fourth/ Attic	Residential (Not Inspected) –	(–)	<b>AN INDIVIDUAL</b>	75 years from 25th December 1987	£50 (5)
Total Commercial Area		393.43 sq m (4,235 sq ft)		Total Rent	£264,386 (4)

- (1) Trading as Navajo Joes. Maxwells Restaurants Ltd for the year to 10/05 reported a turnover of £19.05 million, pre-tax profits of £176,000 and total assets less liabilities of £11.52 million (Source: Jordans Ltd)  
(2) Please note that the lease is drawn outside the provisions of the Landlord & Tenant Act 1954 – please see legal documentation.  
(3) Abraham Ellis & Partners Ltd, for the year to 12/05 reported total assets less liabilities of £404,100. (Source: Jordans Ltd). We understand that the lease is currently being assigned to Wing On Travel (UK) Ltd – please see legal documentation. The vendor will be holding a rent deposit of £11,223 once the assignment has taken place.  
(4) Annual Equivalent Rent  
(5) This lease is subject to fixed rental increases in 2012 to £75 p.a. and in 2037 to £100 p.a. – please see legal documentation.

The Special Conditions of Sale and a legal package are available from the Vendor's Solicitors:  
Nabarro, Lacon House, 84 Theobalds Road, London WC1X 8RW. Tel: 020 7524 6000 Fax: 020 7860 3432.  
Email: r.roberts@nabarro.com Ref: PF/RJR.



London WC2