

**41-44 Great Queen Street, Long Acre,  
WC2B 5AD**



**Fitted Gym Opportunity – 2,400 Sq.Ft.**

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## The Property

The subject property is prominently located beneath the recently-refurbished office development at 41-44 Great Queen Street, on the lower ground floor. By the junction between Long Acre and Drury Lane, the unit is a short walk from Holborn, Covent Garden and Temple underground stations.

The unit offers a large open-plan floorplate, and was most recently utilised by a personal-training operator, making it ideal for a fitness brand looking to occupy and trade quickly.

Nearby occupiers include Itsu, Caravan, Barrafina, Philomena's Irish Bar, Redemption Roasters, Rodeo Doughnuts and Club.

## Accommodation

The premises is arranged over the lower ground floor only.

It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Lower Ground	2,400	222.97
<b>Total</b>	<b>2,400</b>	<b>222.97</b>

## Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed, subject to upwards only rent reviews every 5 years.

Lease to be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

## Rent

£60,000 per annum exclusive.

## Business Rates

As per the Valuation Office Agency, the rateable value of the property is £59,500, as of 1st April 2023.

Interested parties are advised to make enquiries directly with Camden Council.

## EPC

Certificate available upon application.

## Further Information and Viewing

Viewings are by appointment via sole agents Levy Real Estate

### Levy Real Estate:

#### Liv England

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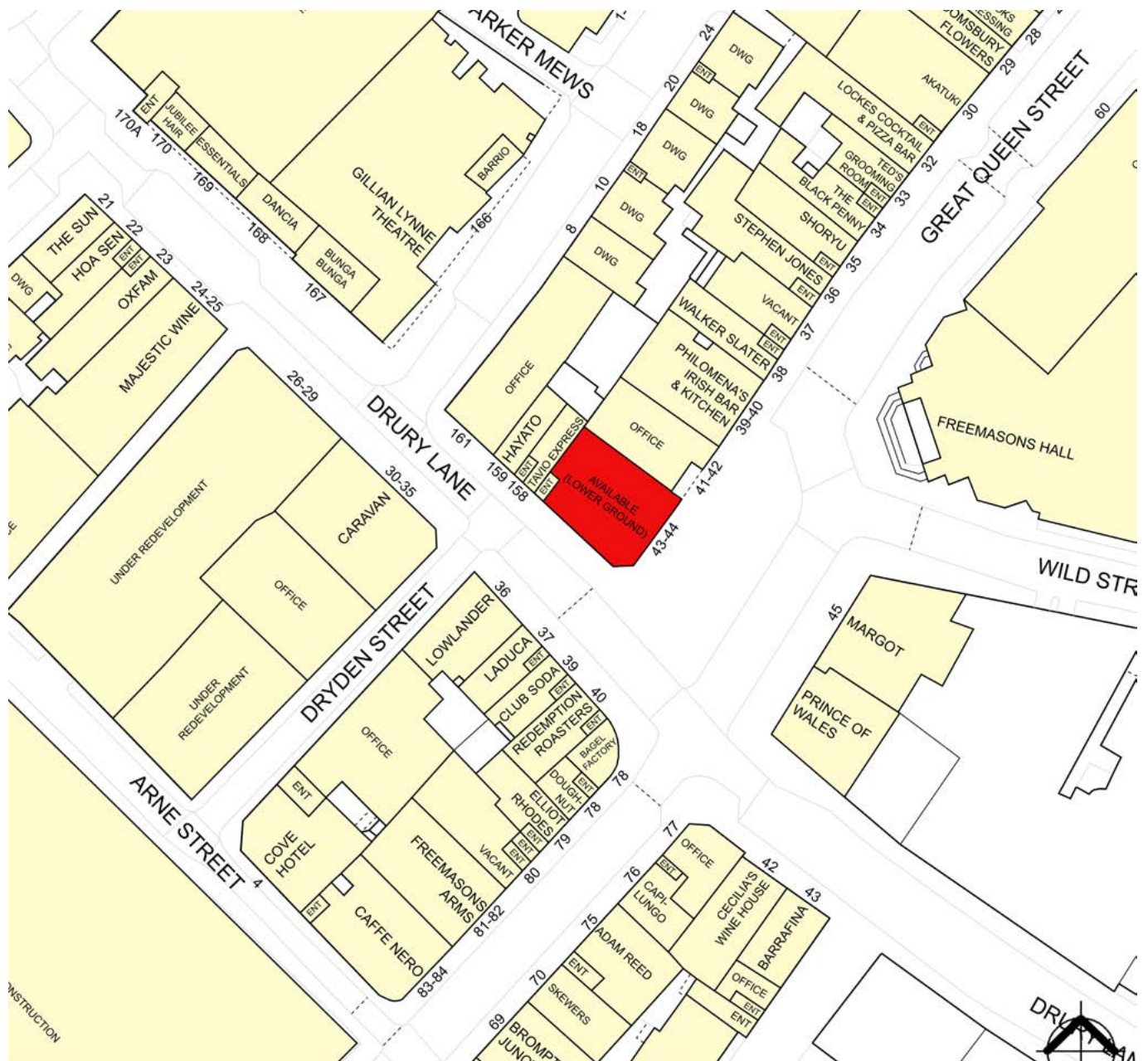
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### Location Plan

Not to scale, indicative only.



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