



Location

The subject property is located in a prime tourist location, near the British Museum and numerous hotels including The Doubletree Hilton, The Grange and The Bedford Hotel.

The area benefits from high levels of footfall and therefore is a popular location for coffee shops and restaurants.

Nearby operators include, Starbucks, Café Nero, Costa Coffee, Pizza Express and Simit Sarayi.

Accommodation

Ground Floor	884 sq ft	82.16 sq m
Basement (Store)	1,000 sq ft	92.94 sq m
Total	1,884 sq ft	175.09 sq m

Rent

£65,000 per annum exclusive.

Rates

Rateable Value	£51,000
UBR	0.513

Lease Term

Available on a new lease for a term to be agreed.

Energy Performance Certificate

Available upon request.

Costs

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

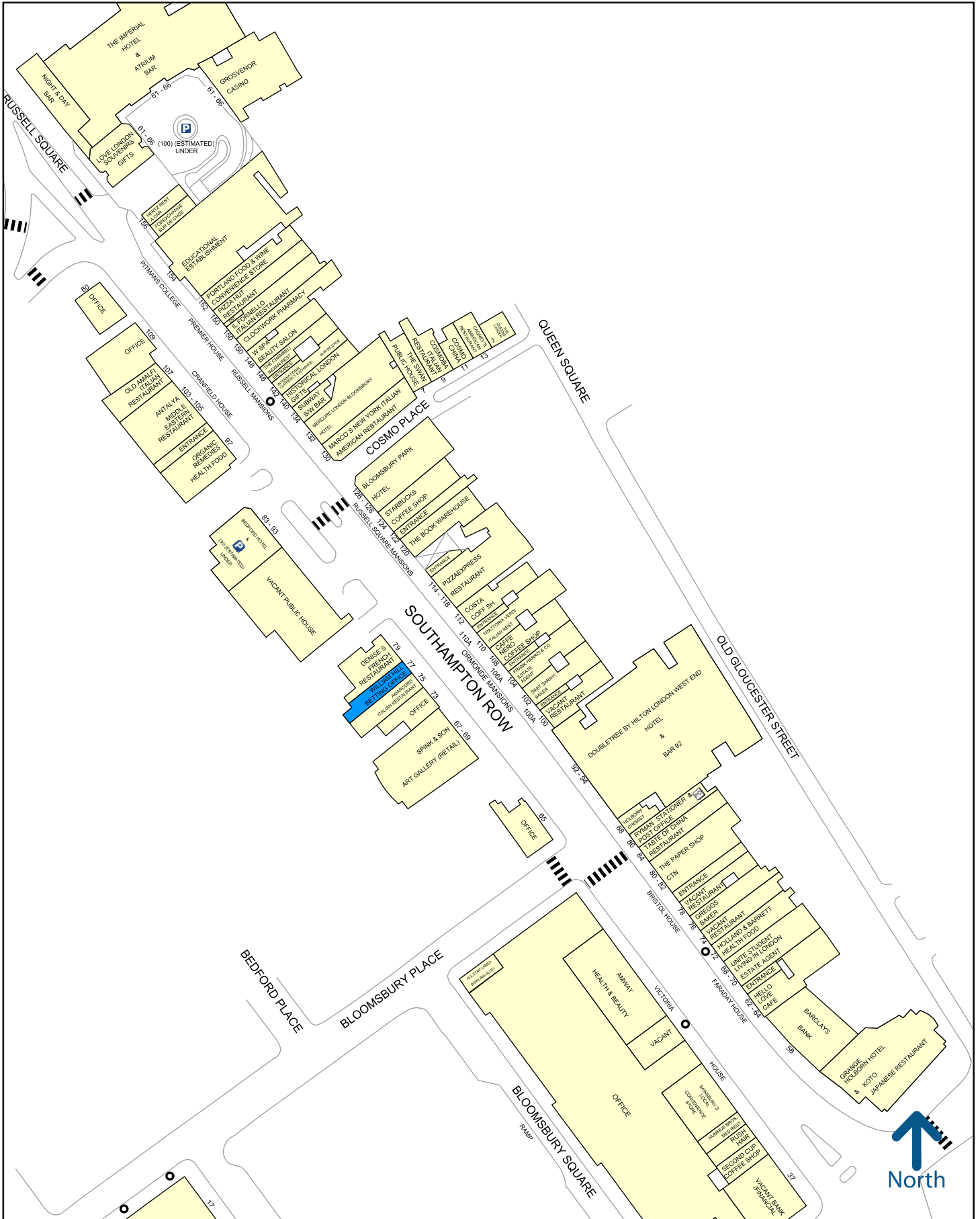
Viewing

Viewing strictly by prior appointment via KLM Retail or our joint agents CBRE.

Contact

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50 metres

Experian Goad Plan Created: 17/07/2018
Created By: Kitchen LaFrenais Morgan

