



Location

The property is located on the western side of Southampton Row and is situated adjacent to Taco Bell. The property is extremely well-connected, being within 5-minute walking distance from both Holborn and Russell Square Underground Stations.

The area benefits from a strong catchment of office occupiers, residents, tourists and students. Occupiers nearby include University College London (UCL), The British Museum, Doubletree by Hilton, Pizza Express, and Spink & Son.

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	0.532 (2020/21)

Interested parties are advised to make their own enquiries with the local authorities. Business Rates are understood to be exempt until April 2021.

Lease Term

Available on a new lease for a term to be agreed, contracted outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II, (as amended).

Energy Performance Certificate

58 (EPC Rating C).

Costs

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

Viewing

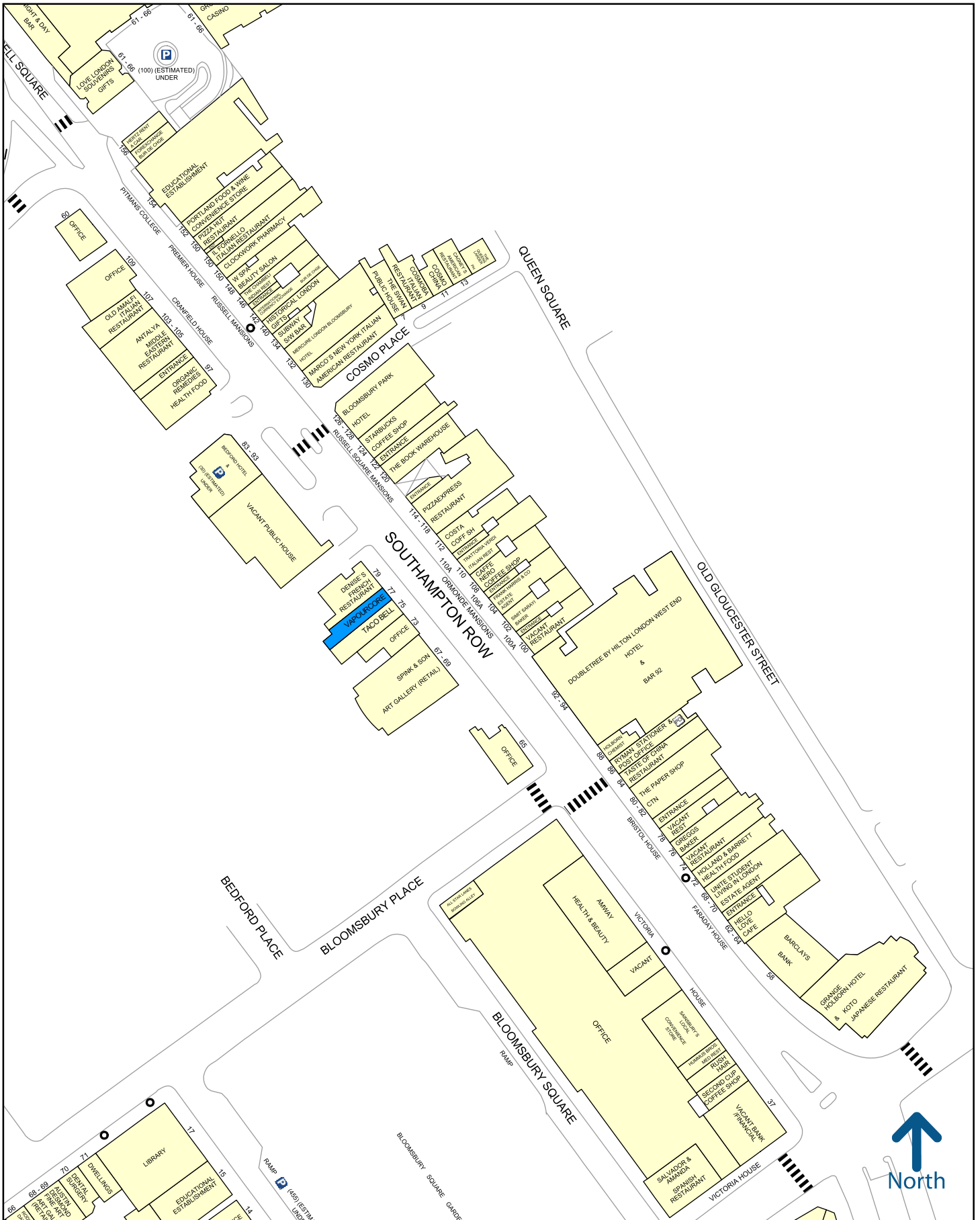
Viewing strictly by prior appointment via Sole Agent, KLM Retail.

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50 metres

Experian Goad Plan Created: 11/06/2018
Created By: Kitchen LaFrenais Morgan

