



Location

The subject unit is situated in a prime location on Store Street, opposite Macellaio RC which opened in the former Byron restaurant in November 2018. The Street benefits from a charming high street feel, just moments away from the hustle and bustle of Tottenham Court Road and is home to various independent shops, cafes and businesses. Key occupiers on the street include, Store Street Espresso, The Life Goddess, KOOX and Cloud 9 Cycles.

Accommodation

Ground Floor	474 sq ft	44.05 sq m
Basement	585 sq ft	54.37 sq m
Vaults	144 sq ft	13.38 sq m
External	100 sq ft	9.29 sq m
Total	1,303 sq ft	121.1 sq m

Rent

Upon application.

Rates

Rateable Value	£28,000
UBR	0.485 (2018/19)

Interested parties should verify these figures with the relevant Local Authority.

Lease Term

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

Planning

A3.

Energy Performance Certificate

Available upon request.

Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

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

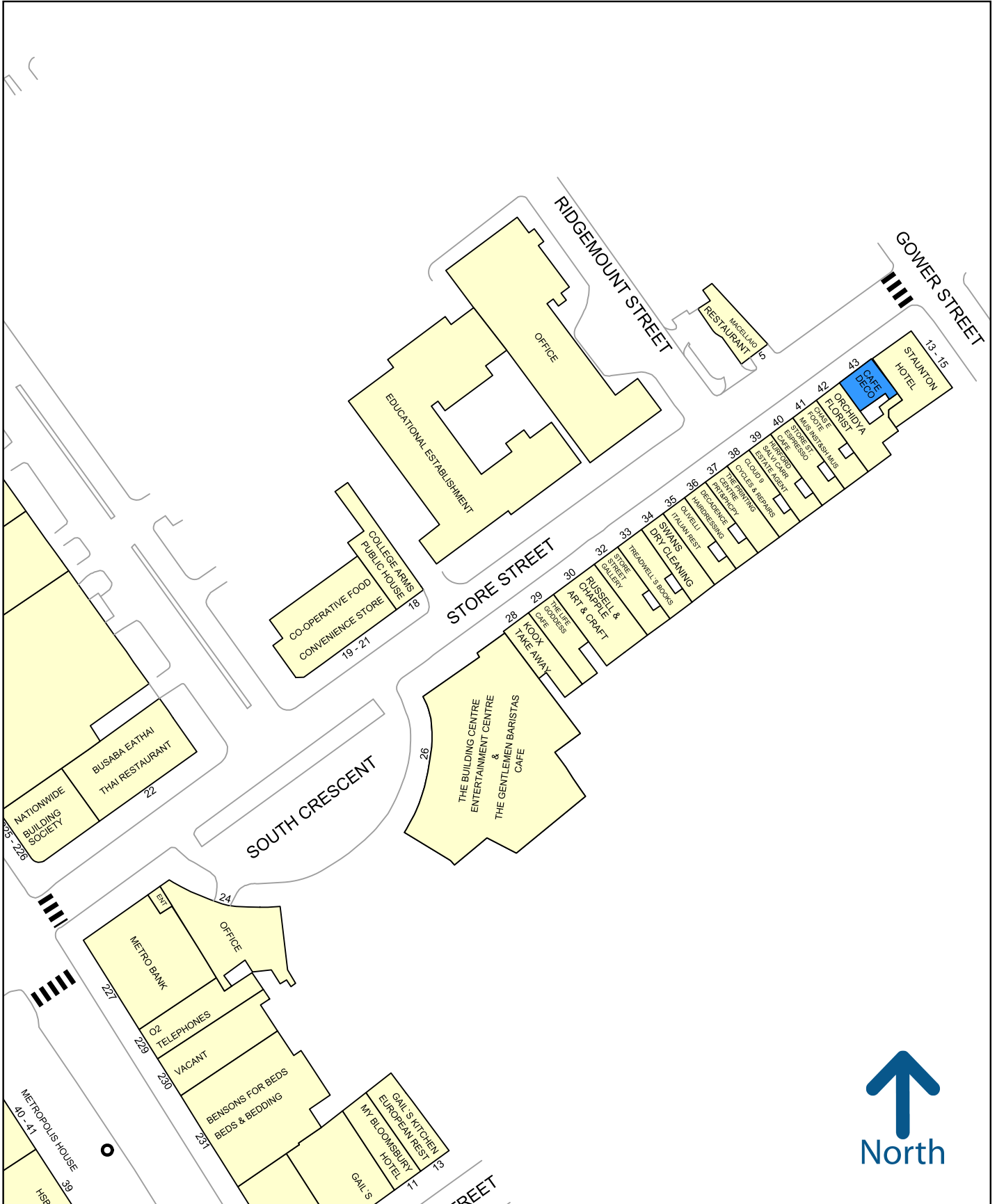
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Experian Goad Plan Created: 08/01/2019
Created By: Kitchen LaFrenais Morgan

