

## 35 Store Street, Bloomsbury, London WC1E



### Location

Store Street is located in Bloomsbury and runs perpendicular to Tottenham Court Road and Gower Street.

Store Street is a neighbourhood retailing location and is home to a number of independent occupiers including Store Street Espresso, The Life Goddess, Cloud 9 Cycles and Orchidya Florist.

Recent lettings include Café Deco at 43 Store Street, a collaboration with Anna Tobias and 40 Maltby Street, and Iris Avenue Nail Bar at 32 Store Street.

### Accommodation

Ground Floor Sales	681 sq ft	63.29 sq m
Ground/ Mezzanine Ancillary	151 sq ft	14.03 sq m
Basement Sales	773 sq ft	71.84 sq m
Basement Ancillary	614 sq ft	57.06 sq m
Vaults	114 sq ft	10.59 sq m
<b>Total</b>	<b>2,333 sq ft</b>	<b>216.82 sq m</b>

### Contact

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### Rent

£55,000 per annum exclusive.

### Rates

Rateable Value	£59,000
UBR	0.532

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

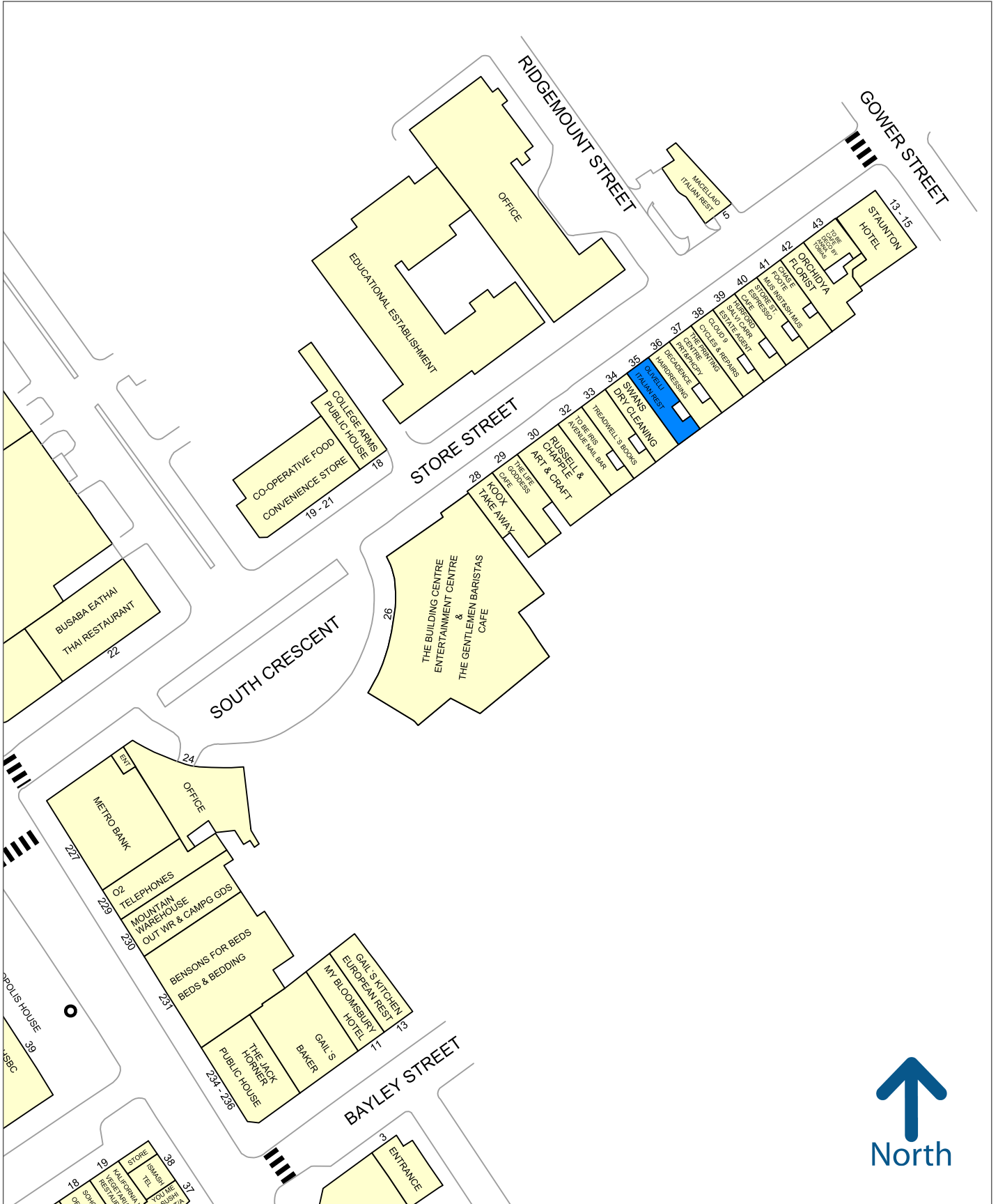
Available on a new lease for a term to be agreed contacted outside of the Security of Tenure of the Landlord and Tenant Act 1954 Part II (as amended).

### Costs

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

### Energy Performance Certificate

Available upon application.



50 metres

Experian Goad Plan Created: 27/10/2020  
Created By: Kitchen LaFrenais Morgan



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