

PROPERTY PARTICULARS

TO LET

RETAIL UNIT – SHAFTESBURY AVENUE

**Brecker
Grossmith**
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

020 7486 3531
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237 Shaftesbury Avenue
WC2H 8EH



539 SQ FT / 50 SQ M APPROX

50 YEARS IN **WI**

Brecker Grossmith
63 Wigmore Street
London W1U 1BQ

■ LOCATION

Ideally located between Tottenham Court Road (Northern & Central Line) and Holborn (Piccadilly & Central Line) Underground stations. Preparations for a £1 billion upgrade Tottenham Court Road station have started for the new Crossrail and piazza outside Centre Point.

The location benefits from immediate proximity to Bloomsbury, Covent Garden, Soho, and Mid-Town.

Retail in the immediate surrounding area includes **Costa Coffee**, **Pret a manger** and **Giotto restaurant**. The nearby **Central St Giles** scheme has recently been completed offering a mix of A1 retail and A3 restaurant units which have been let to **Peyton & Byrne**, **Zizzi**, **Sofra**, and **Byron** to date.

■ DESCRIPTION

Retail unit with small kitchen area at rear of the ground floor. The space has been measured as follows:

GF:	389 sq ft
Basement:	110 sq ft
Storage (basement):	<u>40 sq ft</u>
Total:	539 sq ft

■ USE

A1 Retail.

■ RENT

Quoting rent **£47,000 pax.**

■ BUSINESS RATES

Rateable Value £28,250

Multiplier 0.433

Rates Payable £12,232.25 pa
2010/2011

Interested parties are advised to make their own enquiries with London Borough of Camden Business Rates Department.

■ LEASE

The property is available directly from the landlords by way of a new lease for a term to be negotiated.

■ BUILDING INSURANCE

The landlords to insure the building, the tenant to reimburse.

■ IDENTIFICATION

Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

■ COMMERCIAL LEASE CODE

Brecker Grossmith have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The code is available via the website www.commercialleasecode.co.uk

■ EPC

An EPC will be available upon request.

■ VAT

To be confirmed upon application.

■ LEGAL COSTS

Each party to bear their own legal and professional costs in this transaction.

■ POSSESSION

Upon completion of legal proceedings.

■ VIEWING

Strictly via appointment via sole agents.

Brecker Grossmith:

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