

54 LAMB'S CONDUIT STREET, LONDON WC1N 3LW



FAREBROTHER

RETAIL TO RENT | 1,754 SQ FT | £95,000.00 PER ANNUM



THE REAL ESTATE SPECIALISTS

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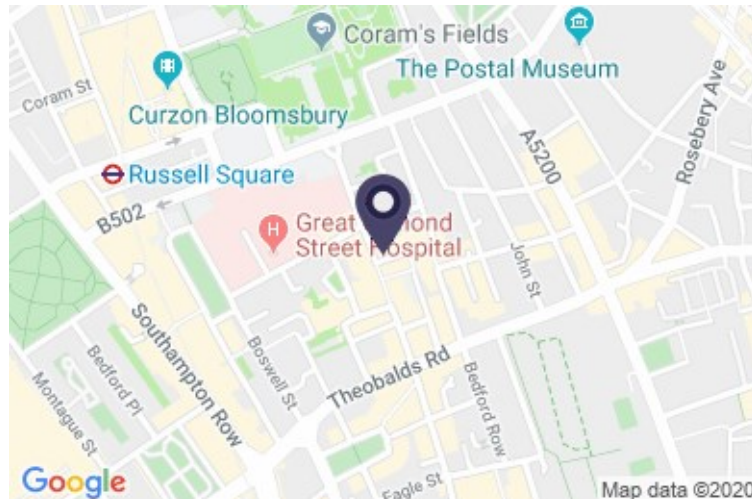
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PROMINENT RESTAURANT UNIT IN THE HEART OF BLOOMSBURY

1,754 SQ FT | £95,000.00 PER ANNUM



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DESCRIPTION

Bloomsbury is home to major educational, cultural and health care institutions such as UCL, The British Museum and Great Ormond Street Hospital and benefits from excellent transport links, with 8 mainline and London Underground stations in and immediately surrounding the area. Lamb's Conduit Street is situated at the heart of Bloomsbury and has developed a reputation as one of central London's most desirable quality, independent retail destinations. Fashion & beauty emporiums such as Oliver Spencer, Universal Works, Folk, Connock & Lockie, Grenson and Aesop sit alongside a variety of independent retail outlets, cafes, restaurants, wine bars and public houses such as Noble Rot and Ciao Bella.

The subject unit occupies a prominent position in the center of Lamb's Conduit Street and is a two sided street frontage on both Lamb's Conduit Street and Rugby Street.

AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Ground Floor	1,065	Available
Lower Ground Floor	694	Available
TOTAL	1,759	

GET IN TOUCH

NEIL DAVIES	SCOTT FISHER
Farebrother 020 7855 3595 ndavies@farebrother.com	Farebrother 020 7855 3507 sfisher@farebrother.com

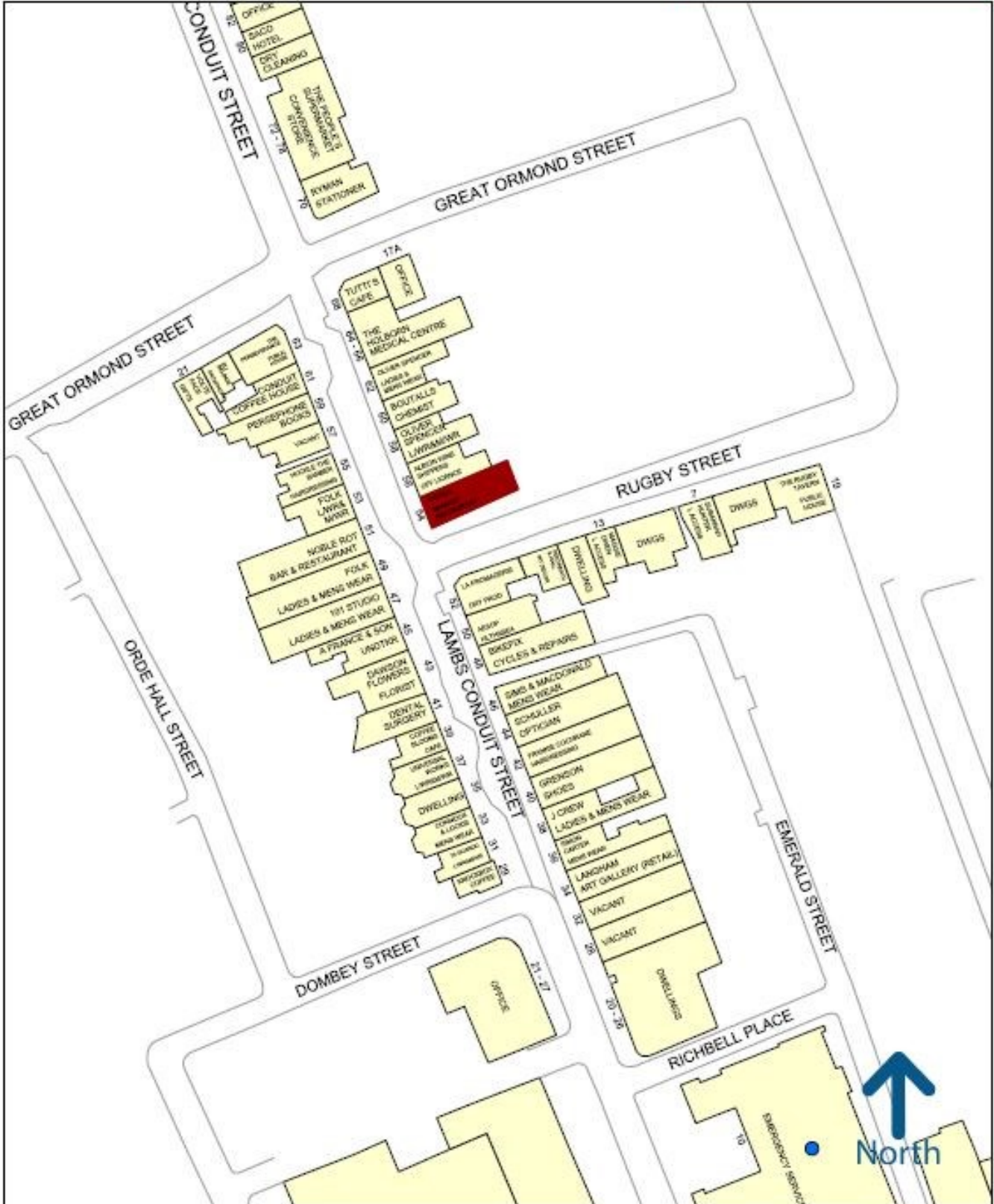
AMENITIES

- A3 use class
- Prime location
- Doubled sided street frontage

TERMS

RENT	RATES	S/C
£95,000.00 Per Annum	Rateable Value: £77,000	TBC
A new lease available direct from the Landlord.		
Viewings strictly through sole agents, Farebrother.		
EPC details available upon request		

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50 metres

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