

# PRIME A1/A2 SHOP TO LET

104  
SOUTHAMPTON ROW  
LONDON WC1B 4BN



#### LOCATION:

The premises are located on the prime east side of Southampt Row, within the middle and busiest section of the thoroughfare. The parade includes well known multiple retailers such as Caffe Nero, Costa Coffee, Simit Sarayi, Pizza Express, Starbucks, Ryman and Taco Bell.

#### ACCOMMODATION:

The premises are arranged on ground floor and basement having the following approximate dimensions and floor areas: -

Net Frontage	18 ft	5.5 m
Ground Floor	1097.38 sq ft	101.95 sq m
Basement	435.94 sq ft	40.50 sq m
<b>Total</b>	<b>1533.32 sq ft</b>	<b>142.45 sq m</b>

#### LEASE:

The premises are available on a new lease for a term of 10/15 years, subject to 5 yearly rent reviews at a rental in the region of £80,000 per annum exclusive.

#### LEGAL COSTS:

Each side to bear their own legal costs incurred in the transaction.

#### RATES:

We understand that the premises are assessed for rates as follows: -

Rateable Value	£61,500
Rate in pound	0.504p
Rates Payable (2019/2020)	£30,996

Interested parties are advised to verify this information with the Local Rating Authority.

#### VIEWING:

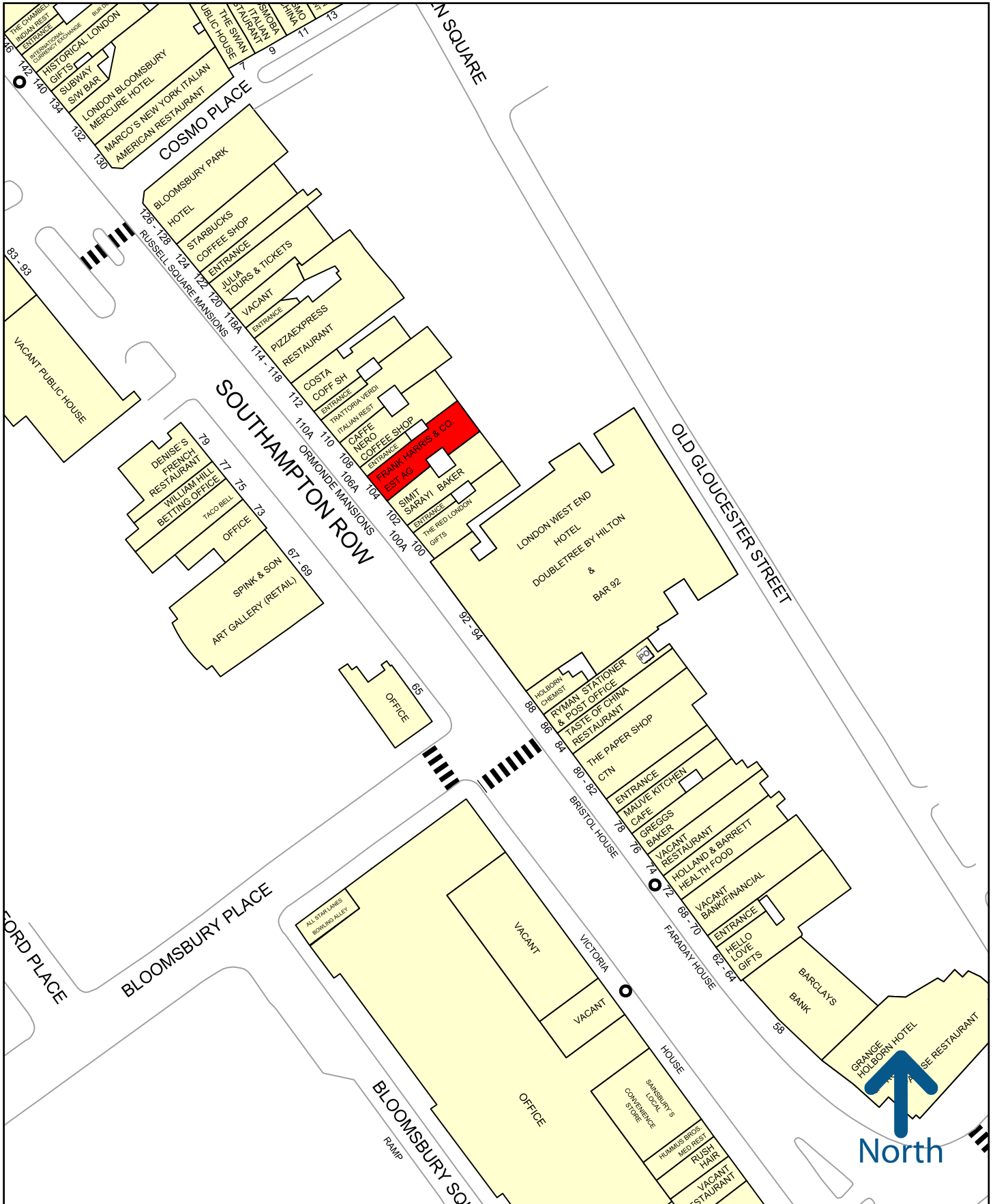
Staff are totally unaware of the intended disposal and must not be approached under any circumstances. Appointments to view the premises are strictly by arrangement with:

**Tim Kourides**  
020 7436 1600  
[tim@tkretailproperty.com](mailto:tim@tkretailproperty.com)

**Amrita Kaur**  
020 7323 6054  
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These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.





50 metres

Experian Goad Plan Created: 11/01/2019  
Created By: TK Retail

