

**BACK ON THE MARKET DUE TO
ABORTIVE NEGOTIATIONS**

**PRIME A1/A2/A3
(subject to planning)
SHOP TO LET**

**104
SOUTHAMPTON ROW
LONDON WC1B 4BN**



LOCATION:

The premises are located on the prime east side of Southampton 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
Total	1533.32 sq ft	142.45 sq m

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 £70,000 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:

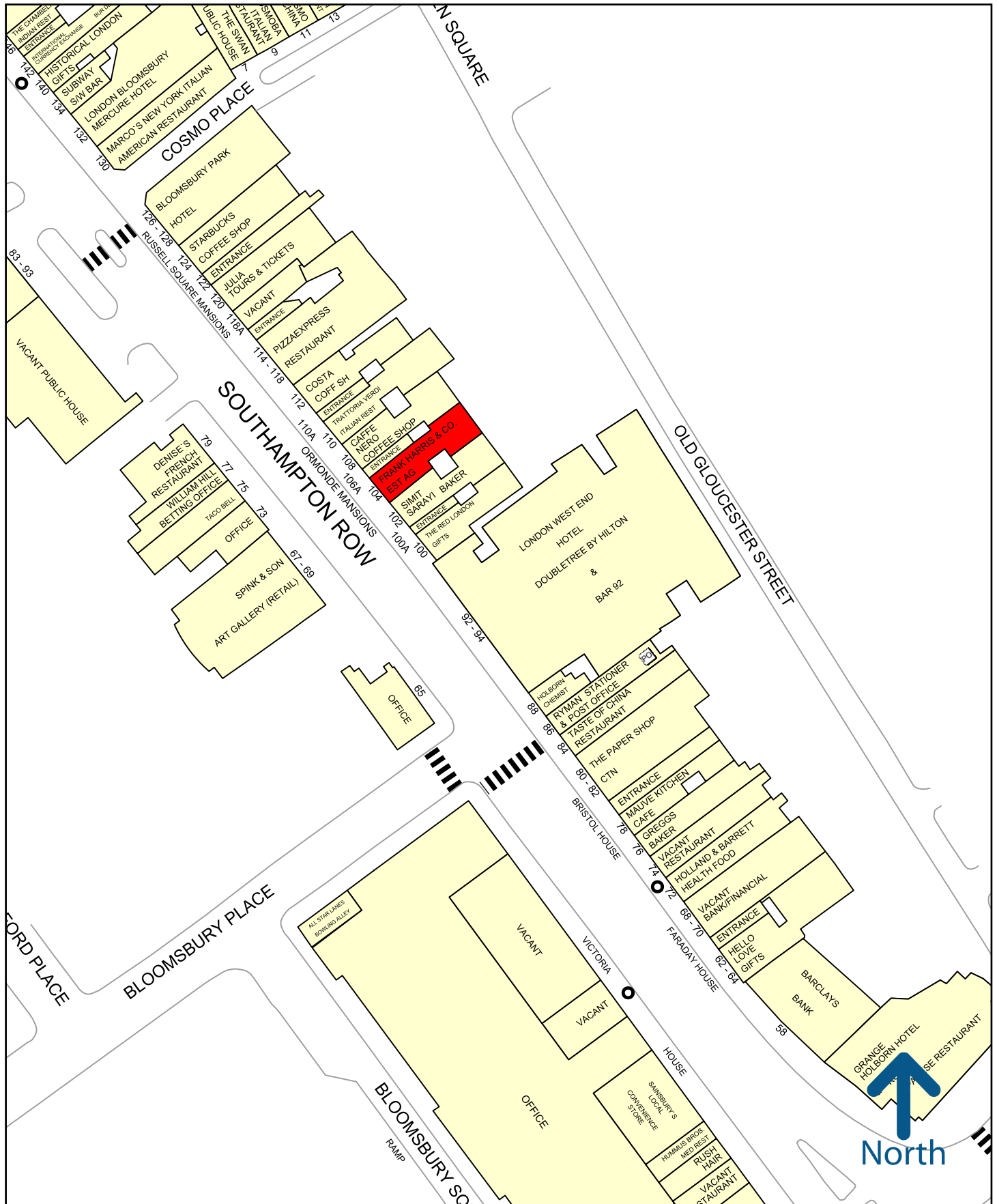
Staff are totally unaware of the intended disposal and must not be approached under any circumstances. Appointments to view the premises are strictly by arrangement with:

Tim Kourides
020 7436 1600
tim@tkretailproperty.com

Amrita Kaur
020 7323 6054
amrita@tkretailproperty.com

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



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