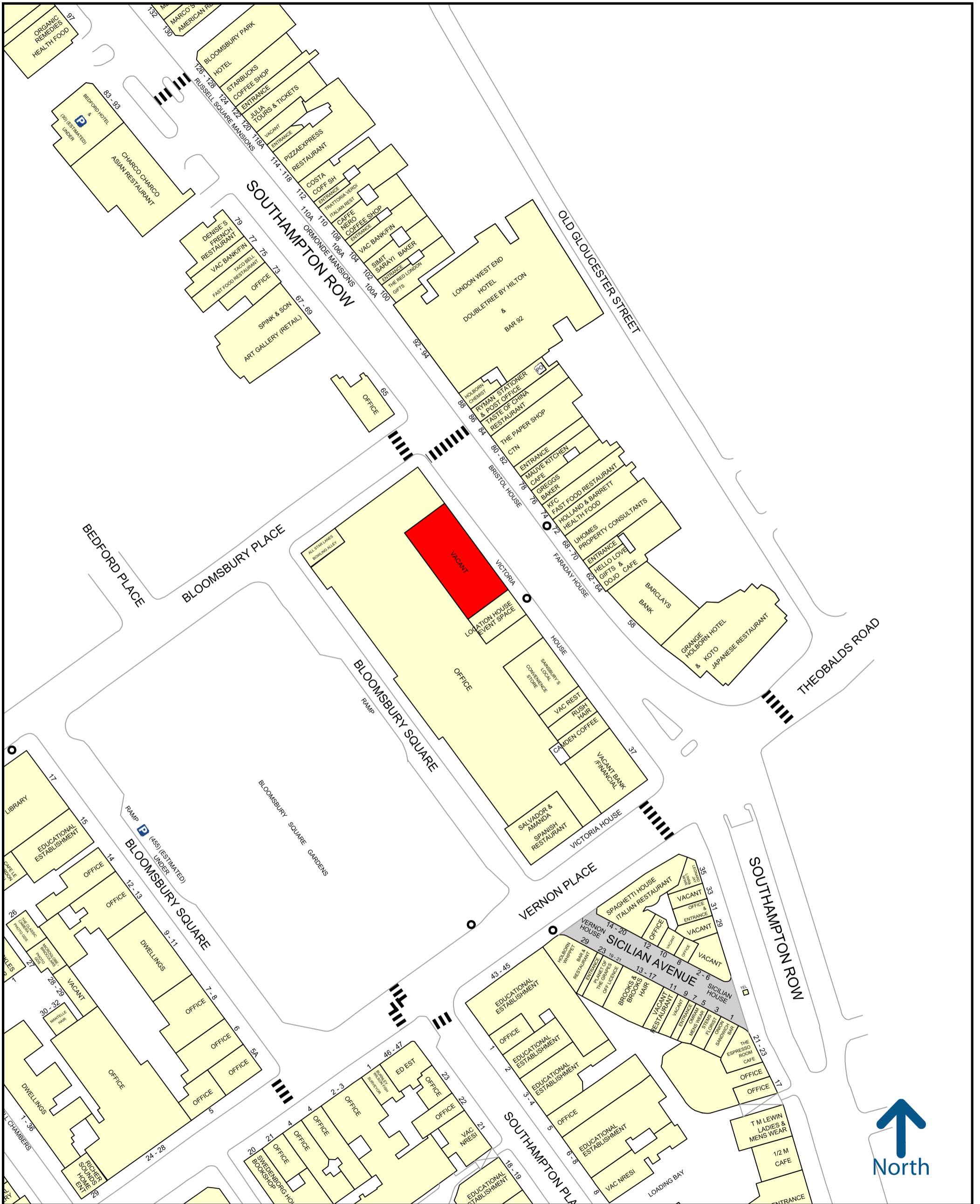


LONDON WC1
UNIT 7-9 VICTORIA HOUSE
SOUTHAMPTON ROW

LARGE RETAIL UNIT – NEW LEASE AVAILABLE





Experian Goad Plan Created: 29/10/2019
Created By: Colliers International



LONDON WC1 – UNIT 7-9 VICTORIA HOUSE | W1CB 4DA



LOCATION

The property is located on the West side of Southampton Row, a short distance from the junction with Theobalds Road. Other occupiers in the immediate vicinity include Sainsburys Local, All Star Lanes, Holland & Barrett and Barclays together with The Grange, Holborn and Doubletree by Hilton hotels.

LEASE

A new lease is available for a term to be agreed.

RENT

Rent on application

ACCOMMODATION

The premises benefit from being situated in a prominent corner location together with five bays of double height glazing along a colonnade façade and are arranged to provide extensive retail space over ground floor and mezzanine levels comprising the following approximate dimensions and areas.

Ground Floor	549.60 sq m	5,916 sq ft
Mezzanine	313.26 sq m	3,372 sq ft
Total	862.86 sq m	9,288 sq ft

USER

The property benefits from A1 use under the Town & Country Planning (Use Classes) Order 1987 (as amended). Other uses will be considered, subject to planning consent.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£298,094
UBR (2019/20)	52.4p
Rates Payable	£156,201

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

SERVICE CHARGE

The service charge payable for the current year is £23,252.40

LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available upon request.



Please note staff on site are unaware - for further information please contact sole agents:

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