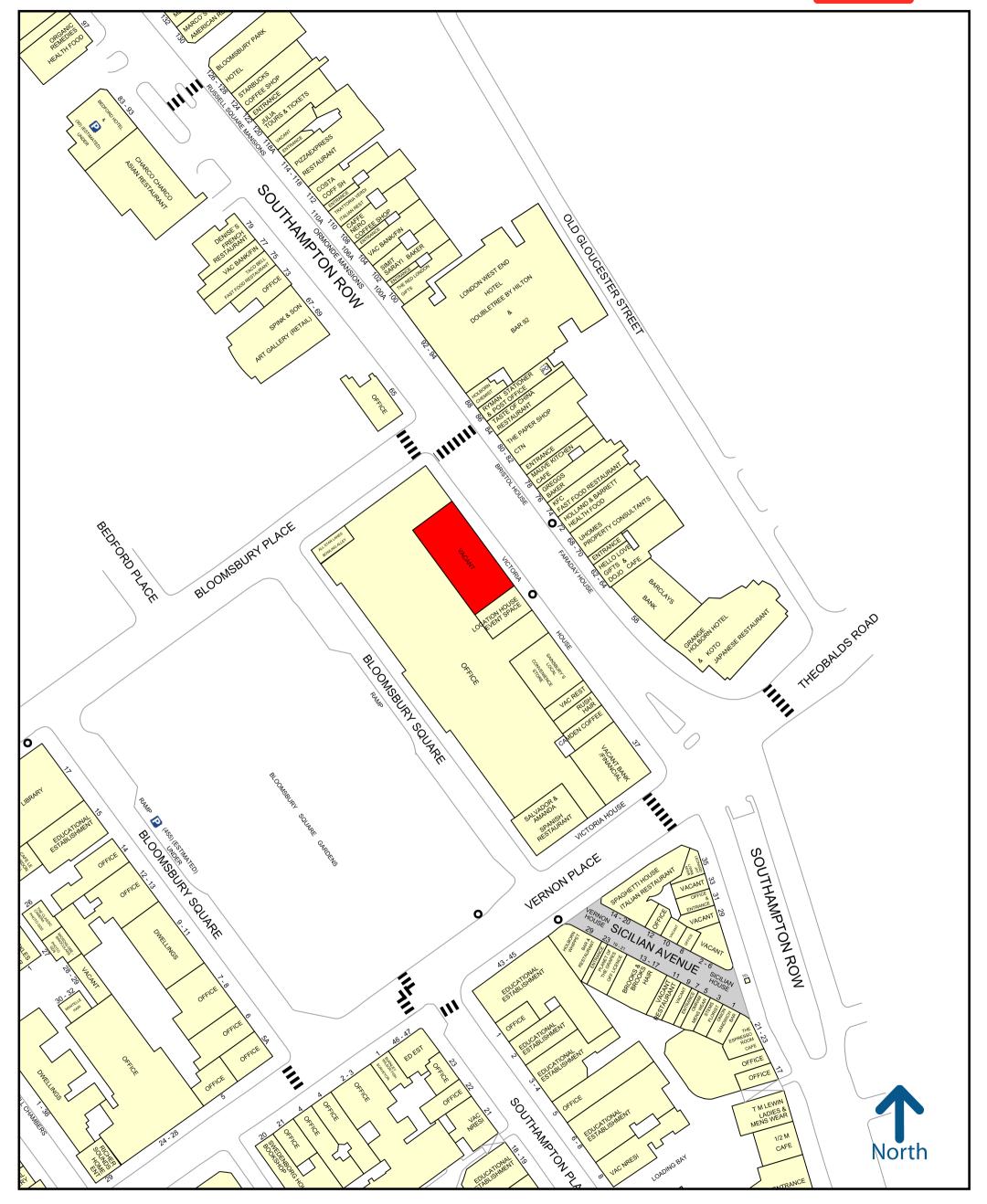
# LONDON WC1 UNIT 7-9 VICTORIA HOUSE SOUTHAMPTON ROW LARGE RETAIL UNIT – NEW LEASE AVAILABLE











50 metres



Copyright and confidentiality Experian, 2019.  $\ensuremath{\mathbb{C}}$  Crown copyright and database rights 2019. OS 100019885

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

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

# 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  $\pounds 23,252.40$ 

#### 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:

#### Rob Hargreaves T: +44 20 7344 6537

M: +44 7977 998832 E: robert.hargreaves@colliers.com Harry Elliot T: +44 20 7344 6825 M: +44 7568 367777 E: harry.elliot@colliers.com

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representationor varranty whatsoever in relation to this property. *17(2)*/22(19)

Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 50 George Street, London WIU 7GA.