

EXCELLENT LOCATION IN CENTRAL LONDON

SHOP LEASE FOR SALE

1,098 Sq Ft (102 Sq M)

TOTTENHAM COURT ROAD, LONDON W1T



LOCATION:

The property is located on Tottenham Court Road, next to Marks & Spencer and opposite Argos. Other well-known operators in the immediate vicinity include Itsu, EAT., Le Pain Quotidien, Holland & Barrett, Pret A Manger, Oliver Bonas and Cards Galore. Transport links are convenient with Goodge Street and Tottenham Court Road Underground Stations (Northern Line) within a few minutes' walk. Numerous bus routes also serve the area.

DESCRIPTION:

The property comprises a ground floor & basement retail unit on this busy High Street.

66-70 Parkway, London NW1 7AH

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ALL MEASUREMENTS ARE APPROXIMATE

Ground Floor - Sales	667 Sq Ft	(62 Sq M)
Basement - Storage	431 Sq Ft	(40 Sq M)
TOTAL	1,098 Sq Ft	(102 Sq M)

TERMS:

LEASE: Assignment of an FRI Lease granted in September 2017, outside the Landlord & Tenant Act, for a term of 10 years and subject to a rent review at the end of the 5th year.

RENT: £90,000 per annum exclusive

PREMIUM: Offers invited for the benefit of the Lease.

RATES: We have been advised that the current business rates payable are £33,000 per annum. However, interested parties are advised to make their own enquiries to the local authority.

EPC: Available upon request.

LEGAL COSTS: Each party to pay their own legal costs. Landlord's legal costs to be split equally.

IDENTIFICATION: Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

VIEWING: Strictly by appointment through owner's SOLE agents as above.

CONTACT: Mert Seyhan
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SUBJECT TO CONTRACT



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