



Location

Tottenham Court Road is one of central London's primary thoroughfares and benefits from strong seven-day footfall from a mix of key workers, students, office workers, residents and tourists.

The subject property is situated in a prominent position at the northern end of Tottenham Court Road on the corner of University Street. The unit is in close proximity to University College Hospital and nearby occupiers include Itsu, Franco Manca, Leon, Pret A Manger, Honest Burgers and Notes Coffee.

Accommodation

Ground Floor	328 sq ft	30.48 sq m
Basement	341 sq ft	31.69 sq m
Vaults	68 sq ft	6.32 sq m
Total	737 sq ft	68.49 sq m

Lease Term

Available on a new lease from the landlord for a term to be agreed.

Rent

£50,000 per annum exclusive.

Rates

Rateable Value	£25,250
UBR	0.512 (2023/24)

Interested parties are advised to make their own enquiries with Camden London Borough Council to confirm their exact liabilities and any transitional relief.

Planning

E - All class E uses will be considered.

Energy Performance Certificate

D - 76.

Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Contact

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