



Shaftesbury Avenue Shop To Let

Retail unit available by way of a new lease

Ground & Basement **850 SQ FT**

228 Shaftesbury Ave.
London WC2H 8EH



Location

The subject property is located at the northern end of Shaftesbury Avenue close to its junction with New Oxford Street, on the corner of Grape Street & Shaftesbury Avenue,

Seven Dials, Tottenham Court Road, Oxford Street and Soho are all within easy walking distance, as are Holborn (Central & Piccadilly lines) and Tottenham Court Road (Central & Northern lines) Underground stations, providing access to the wider TFL network.

The property benefits from multiple retail and restaurant businesses in the immediate locality with Covent Garden in very close proximity.

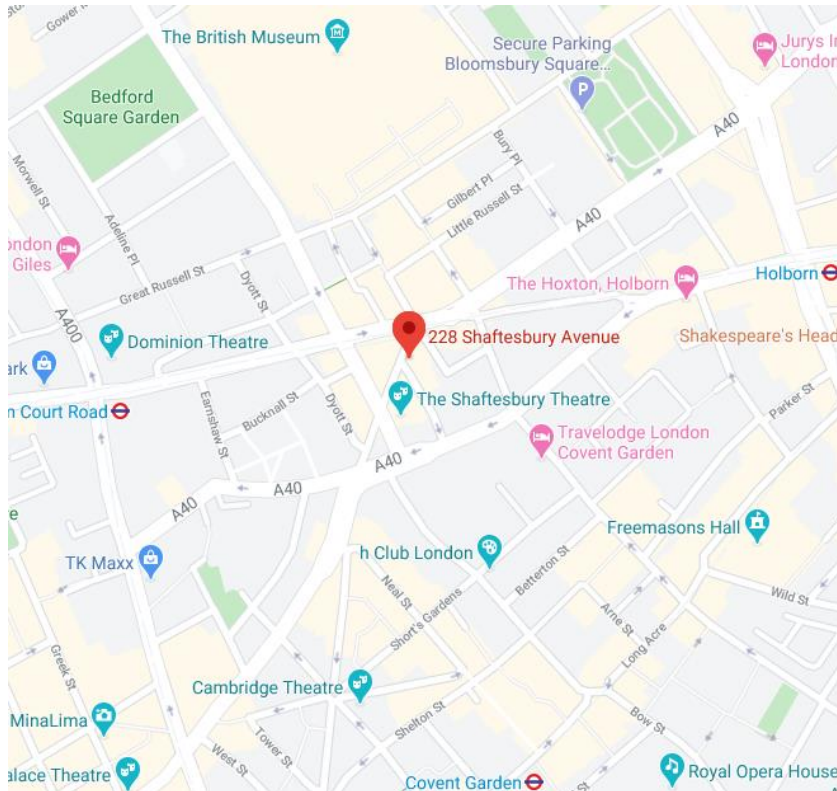
Description

Prominently positioned retail unit arranged over ground and basement, with return frontage along Shaftesbury Avenue and Grape Street.

Ground: 450 SQ FT

Basement: 400 SQ FT

TOTAL: 850 SQ FT



Lease

A new lease by arrangement and subject to vacant possession

Use

A1 retail

Rent

Quoting £55,000 pax subject to contract

Service Charge

To be confirmed upon application.

Business Rates 2019/2020

Business rates are presently suspended for this property. Annual saving of £13,993.50 (based on Rateable Value of £28,500)

Building Insurance

Landlord insures the building, tenant to reimburse their proportion.

Professional Costs

Each party to pay their own legal costs in this transaction

For further information or to arrange a viewing please contact landlord's retained agent:

Henry Carroll

020 7908 2675

Henry@breckergrossmith.co.uk

Dominic Tidman

020 7908 2682

Dominic@breckergrossmith.co.uk

Renu Sen

020 7908 2677

Renu@breckergrossmith.co.uk



63 Wigmore Street, London W1U 1BQ

020 7486 3531

breckergrossmith.co.uk

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