



SOVEREIGN HOUSE, SHAFTESBURY AVENUE

RETAIL UNIT TO LET

216 SHAFTESBURY AVENUE LONDON WC2H 8EB

CENTRALLY LOCATED RETAIL PROPERTY IN THE HEART OF BLOOMSBURY

GROUND FLOOR & BASEMENT: 600 SQ FT



LOCATION:

Sovereign House is a prominent Grade II listed building situated on the south side of Shaftesbury Avenue. Tottenham Court Road (Central/Northern & Elizabeth lines) is within close proximity.

There are numerous shops, cafes and restaurants clustered in this part of Central London. The public realm improvement works to the front of the property are now complete and the frontage is pedestrianised. The parade has a newly opened popular coffee shop, and another new F&B operator opening soon.

The premises is currently fit out as an ice cream parlour.

ACCOMMODATION:

Ground floor: 375 sq ft

Basement: 225 sq ft

The property benefits from the following:

- Wooden shop fascia
- Ground floor with basement
- Demised WC
- Kitchenette



USE:

E Class – Commercial, Business & Service: E (a) (b) display or retail sale of goods, other than hot food. Sale of food and drink for consumption (mostly) on the premises.

TENURE: TO LET by way of a new lease on terms to be agreed.

RENT: £55,000 per annum exclusive subject to contract

SERVICE CHARGE:

The service charge for the year ending 24- March 2023 was £1,136. The current year will be confirmed in due course.

INSURANCE:

The landlord will insure the property and recharge the tenant, further details to be confirmed.

BUSINESS RATES:

The property has a rateable value of £34,500 for the current period (01-April 2023 to present). Estimated rates are in the region of £17,664. Interested parties are to make their own enquires with The London Borough of Camden.

EPC:

To be confirmed.

COSTS:

Each party will be responsible for their own legal and professional costs incurred during a transaction.

VIEWING ARRANGEMENTS:

For viewing arrangements please contact **BRECKER GROSSMITH:**

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