

234 SHAFTESBURY AVENUE

GROUND FLOOR RETAIL UNIT IN WC2



Ground Floor: 534 sq ft

234 Shaftesbury
Avenue
London, WC2H
8EG

**Brecker
Grossmith**
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

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**COVENT GARDEN A1
UNIT AVAILABLE ON NEW
LEASE**

■ LOCATION

The subject property is on the junction of Shaftesbury Avenue and New Oxford Street in Covent Garden, and within close proximity to Holborn (Central and Piccadilly lines) underground station and Tottenham Court Road (Central and Northern lines) underground station.

Tottenham Court Road is benefiting from major transport investment, including a new Crossrail station and a rebuilt Tube station.

The immediate retail offering includes McCann Bespoke Tailoring, James Smith and Sons Umbrella Shop, Costa Coffee and Pret A Manger. New schemes in the vicinity such as The Post Building are bringing an array of exciting businesses to the area, with McKinsey having signed a pre-let on the space, and retailer COS recently having moved their European headquarters to the same street.

■ DESCRIPTION

The subject property is situated on Ground Level, with a prominently positioned street level entrance on Shaftesbury Avenue, and comprises the following approximate net internal areas.

Floor	Sq M	Sq Ft
Ground Floor	49.61	534

The unit is fitted out to a high standard, providing a first-class turnkey opportunity for an A1 coffee/food operator.

■ LEASE

The property is available by way of a new FRI Lease to be contracted outside the Landlord and Tenant 1954 Act.

■ RENT

£50,000 pax

■ BUSINESS RATES

Rateable value £24,500

All interested parties are advised to confirm business rates directly with the Local Authority.

■ SERVICE CHARGE

Upon Application

■ PROFESSIONAL COSTS

Each party to be responsible for their own legal and all other professional costs in this transaction.

■ POSSESSION

After completion of legal formalities.

■ EPC

Upon Application

■ VIEWING

Strictly through Landlords sole agents.

■ CONTACT

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