



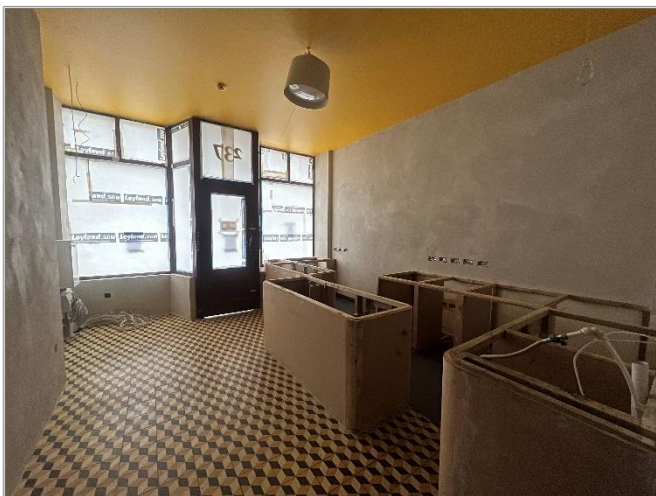
**TO LET**  
**237 SHAFTESBURY AVENUE**  
**LONDON WC2H 8EH**

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**A CENTRALLY LOCATED RETAIL PROPERTY IN THE HEART OF BLOOMSBURY**

**GROUND FLOOR & BASEMENT: 539 SQ FT**

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## LOCATION:

The property is located at the northern end of Shaftesbury Avenue, close to its junction with New Oxford Street and Bloomsbury Street. Seven Dials, Tottenham Court Road, Oxford Street and Soho are all within walking distance, as are Holborn (Central & Piccadilly lines) and Tottenham Court Road (Central, Northern & Elizabeth 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.

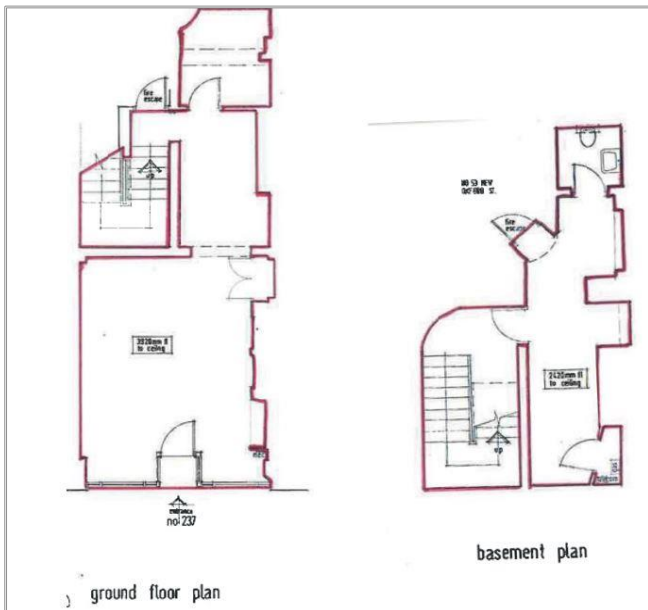
## ACCOMMODATION:

The accommodation is arranged in an open plan format on the ground floor, with storage and WC to the basement. The attractive double fronted unit benefits from:

- Centrally located just off New Oxford Street
- Wooden shop front
- Close to new Elizabeth Line station
- Demised WC

Ground floor: 389 sq ft

Basement: 150 sq ft



## USE:

E Class – Commercial, Business & Service: E

## RENT:

A new lease on terms to be agreed. £55,000 per annum exclusive.

## SERVICE CHARGE:

The occupier will pay a service charge for the maintenance, repair and upkeep of the building and communal areas. Estimated service charge (including 12.5% management fee + VAT) for year ended 31/3/24 at £926

## INSURANCE:

In the event of a lease, the landlord will provide a building insurance policy in the tenant's name. The tenant will be responsible for the premium. Estimated insurance (including 12.5% management fee + VAT) for period 24/6/22 – 23/6/23 at £550.64

## BUSINESS RATES:

The property has a rateable value of £29,750 for the period ending 01-April 2023. Estimated rates are in the region of £14,845.25 / £27.54 per sq ft. Interested parties are to make their own enquires with the London Borough of Camden.

## EPC:

A new EPC has been commissioned. Further details will be provided on request.

## 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:**

**PHIL RICHARDS** – 020 7908 2683 – [Phil@breckergrossmith.co.uk](mailto:Phil@breckergrossmith.co.uk)

**JACK SUITER** – 020 7908 2682 – [Jack@breckergrossmith.co.uk](mailto:Jack@breckergrossmith.co.uk)