



**SOVEREIGN HOUSE, SHAFTESBURY AVENUE  
CENTRALLY LOCATED RETAIL PROPERTY IN THE HEART OF BLOOMSBURY**

RETAIL UNIT TO LET

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Ground floor & basement **655 sq ft**

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214 Shaftesbury Avenue  
London WC2H 8EB



## 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.

## ACCOMMODATION:

The accommodation is arranged over ground floor and basement levels, and is currently fitted out for the retail sale of fast convenient food. The basement is utilised for ancillary storage and staff break out space. The amenities include: -

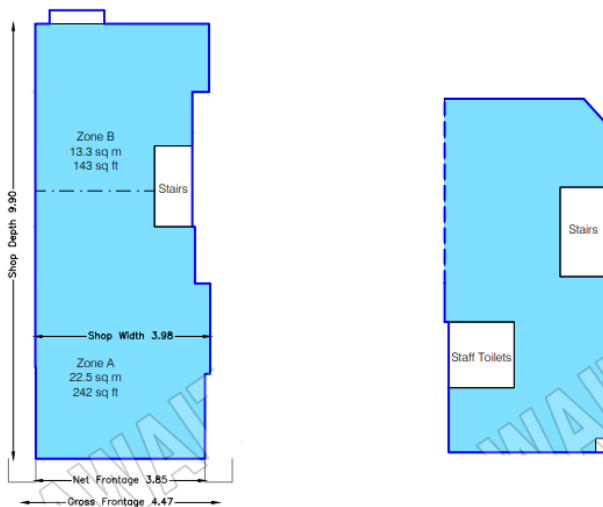
- Wooden shop front
- Plumbing/kitchen at rear
- Staff WC in basement
- Close to new Elizabeth Line station
- Landmark building

Floor Areas:

Ground floor – 386 sq ft

Basement – 269 sq ft

## FLOOR PLAN



## USE:

Class E: Commercial, Business & Service  
(a) & (b)

## RENT:

£55,000 per annum exclusive

## SERVICE CHARGE:

The estimated service charge for the year ending 24 March 2023 is £1,245 (£1.91 per sq ft).

## INSURANCE:

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

## BUSINESS RATES:

2022/2023 Rateable Value: £24,750

Estimated Rates Payable: £12,350.25. Interested parties are required to make their own enquiries with the London Borough of Camden.

## EPC:

EPC rating: TBC

## LEGAL COSTS:

Each party to be responsible for their own legal and professional costs incurred in any transaction

For viewing arrangements, please contact BRECKER GROSSMITH:

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SUBJECT TO CONTRACT: JUNE 2022

**Brecker  
Grossmith**

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