



### *Location*

Tottenham Court Road is one of central London's primary thoroughfares and benefits from strong seven-day footfall from a mix of key workers, students, office workers, residents and tourists.

The subject property is situated in a prominent position at the northern end of Tottenham Court Road on the corner of University Street. The unit is in close proximity to University College Hospital and nearby occupiers include Itsu, Franco Manca, Leon, Honest Burgers, Happy Bones Coffee, Lazzoni Interiors, Futon Company and BoConcept Furniture.

The unit has kitchen equipment and extraction system in place.

### *Accommodation*

Ground Floor	922 sq ft	85.69 sq m
Basement	571 sq ft	53.07 sq m
Vaults	296 sq ft	27.51 sq m
<b>Total</b>	<b>1,789 sq ft</b>	<b>166.26 sq m</b>

### *Rent*

£135,000 per annum exclusive

### *Contact*

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### *Rates*

Rateable Value	£106,000* (2023)
UBR	0.532 (2023/24)

\*with effect from 1st April 2023. The current rateable value is £120,000. Interested parties are advised to make their own enquiries with Camden London Borough Council to confirm their exact liabilities and any transitional relief.

### *Lease Term*

The premises are available by way of a new Effectively FRI lease directly from the landlord for a term to be agreed.

### *Energy Performance Certificate*

Certificate available on request.

### *Costs*

Each party to be responsible for their own costs incurred in the transaction.

### *Viewing*

Viewings are to be arranged in advance via Sole Agents KLM Real Estate.



50 metres

Experian Goad Plan Created: 30/01/2023  
Created By: Kitchen LaFrenais Morgan

