

Unit 2, 65 Strand, London, WC2N 5LR

PRIME RETAIL UNIT AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

Summary

- High footfall location
- Prominent position close to Charing Cross station

Location

The subject premises is situated in a prime location on the southern side of The Strand, close to Charing Cross station. The unit is adjacent to **Argos** and **Caffè Nero**. Other notable retailers in the vicinity include **Topshop**, **H&M**, **Leon**, **Boots**, **Hotel Chocolat**, **Itsu**, **Paul** and **Pret A Manger**

Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground	285	26.48
Basement	188	17.47
Total	473	43.94

Tenure

The property is available by way of a new 10 year effective FRI lease subject to five yearly upward only rent reviews. The lease will be contracted outside the security of tenure provisions of the Landlord & Tenant act 1954.

Rent

£95,000 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2017/2018): £28,194 per annum

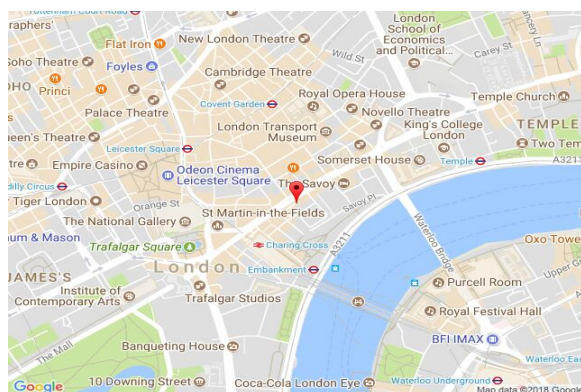
(based upon Rateable Value: £56,500 and UBR: 49.9p)

Please note Rates payable 2017/2018 may be subject to transitional relief.

Interested parties should verify these figures with the Local Authority.

EPC

This property has been graded as 66 C.



Viewing & Further Information

Viewing is strictly by appointment with:

Duncan Gilliard

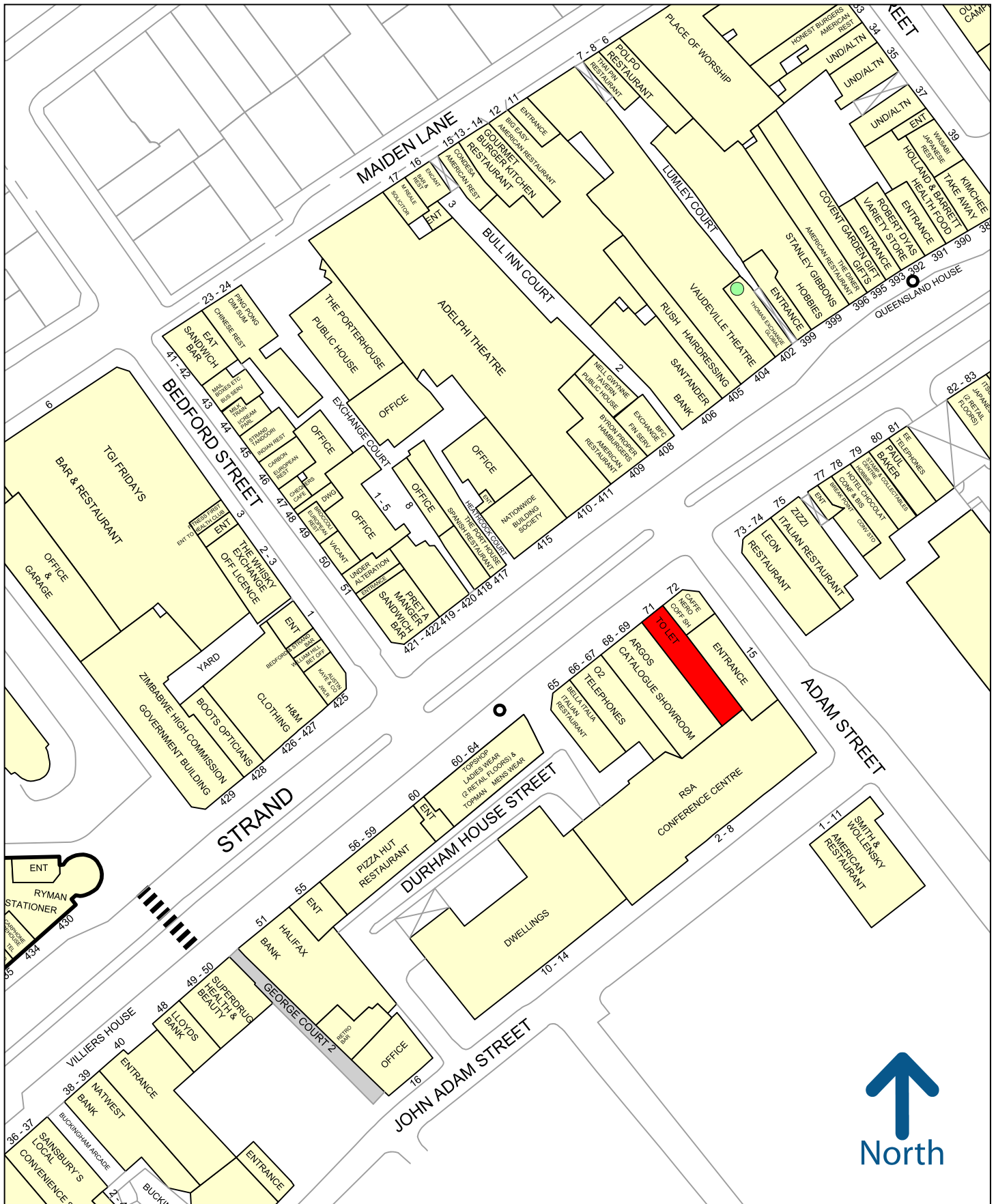
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