

PRIME E CLASS PREMISES TO LET 70 MARCHMONT STREET LONDON WC1

LOCATION

The premises are located in a prominent position on Marchmont Street, close to its junction with Tavistock Place. The area benefits from a good mix of footfall from office workers, residents, tourists and students.

Russell Square, Kings Cross and Euston Stations are all located a few minutes' walk from the premises.

UCL and SOAS Universities and the Brunswick Centre, are all in close proximity to the premises

ACCOMMODATION

The premises has an attractive period shop front and is laid out over ground and basement floors, offering the following approximate areas:

Ground Floor	546 sq/ft
Basement Floor	657 sq/ft
Total	1,203 sq/ft

RENT

£45,000 per annum exclusive.

LEASE

A new lease is to be made available for a term to be agreed.

USE

The property falls within Class E of the revised Use Classes Order. A variety of uses will be considered.



RATES

Rateable Value : £28,250

Rates Payable : £13,842 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

The incoming tenant will pay the landlord's reasonable legal fees in connection with the transaction.

EPC

Available on request.

VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

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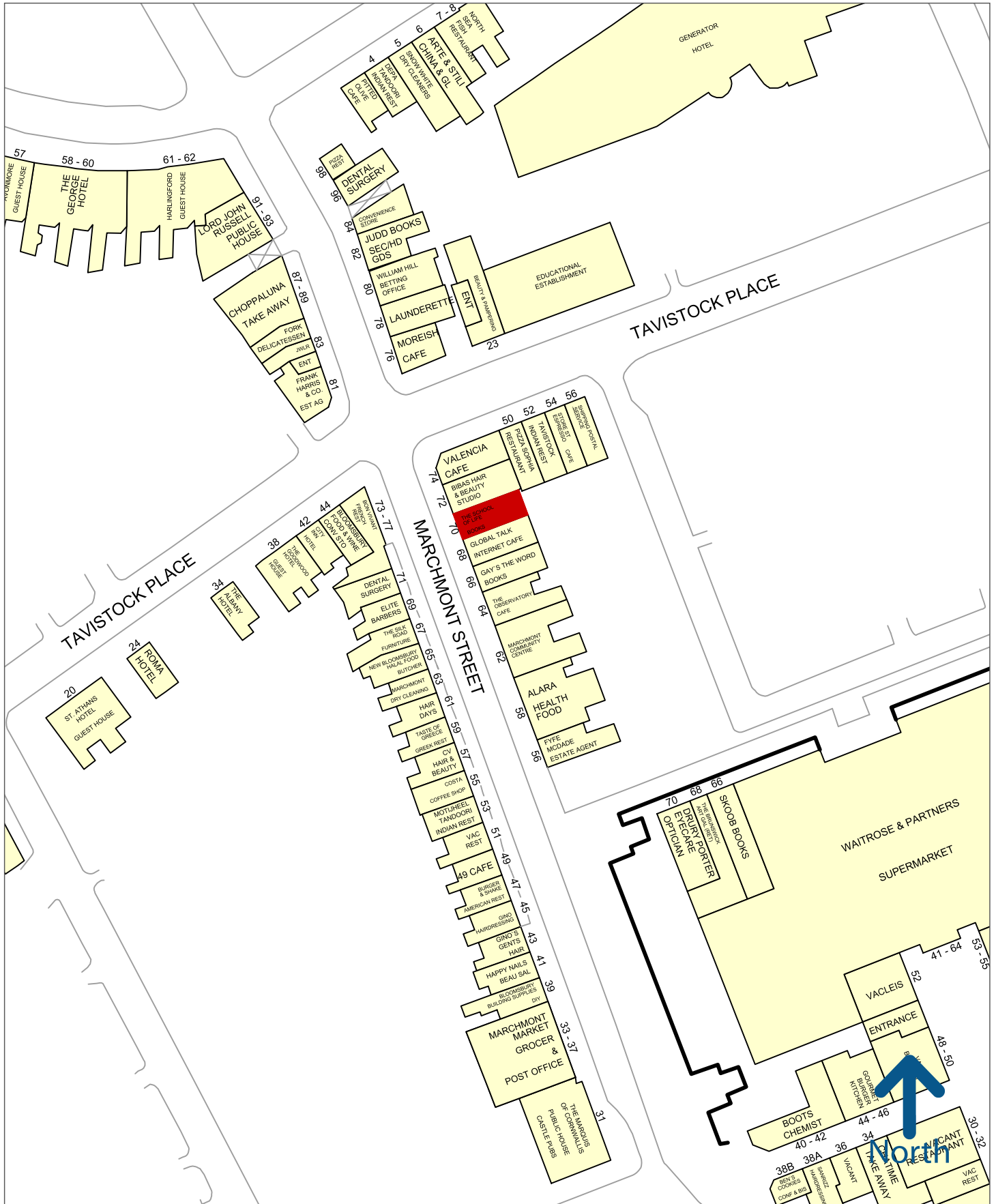
Sian Fountain

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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 03/12/2021
Created By: Blanchflower Lloyd Baxter



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