

# PRIME E CLASS PREMISES TO LET 72 MARCHMONT STREET LONDON WC1

## LOCATION

The premises are located in a prominent position on Marchmont Street, close to the 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 an short walk from the premises.

UCL and SOAS Universities and the Brunswick Centre are all located close by.

## 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	677 sq/ft
Basement Floor	700 sq/ft
<b>Total Area</b>	<b>1,377 sq/ft</b>

## RENT

£48,000 per annum exclusive.

## LEASE

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

## USE

A variety of uses within Class E of the Use Classes Order will be considered.



## RATES

Rateable Value (23/24) £32,000

Rates Payable (23/24) £15,968 per annum

The above figures are an estimate. Rates relief may apply. Interested parties are advised to enquire 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 solely agents, Blanchflower Lloyd Baxter:

Oliver Fowler

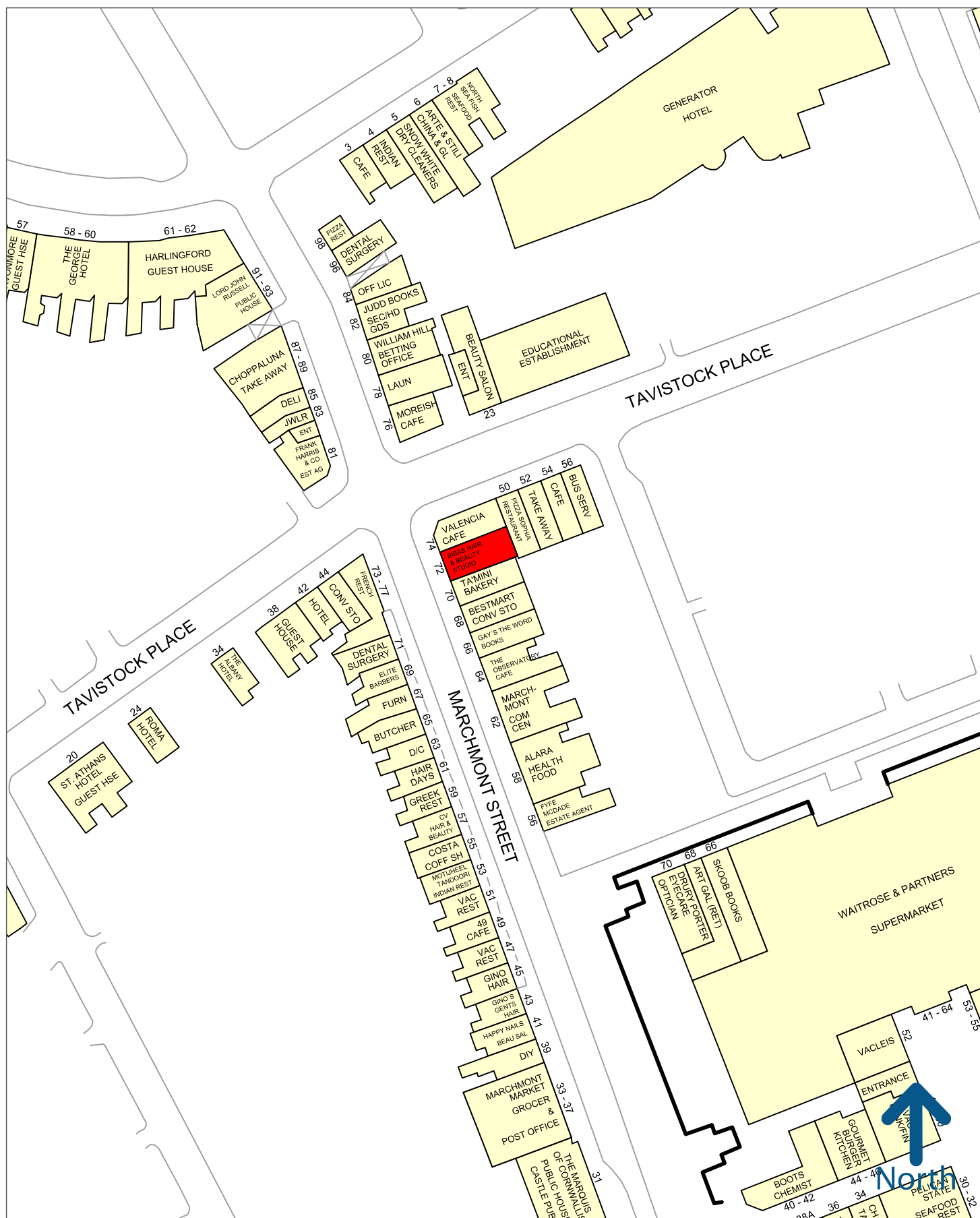
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*These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.*

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



50 metres

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