

On the instructions of Camden Council



CLASS E PREMISES TO LET

24 WARREN STREET

LONDON W1

LOCATION

The premises are located in a prime trading position on Warren Street, close to the junction with Fitzroy Street and Fitzroy Square. Operators in close proximity include Honey & Spice, Miel Bakery, Qima Café, Pall Mall Barbers and Pret a Manger. Warren Street Underground Station is two minutes walk from the property.

ACCOMMODATION

The premises are arranged over ground and basement floors, providing the following approximate areas.

Ground Floor	441 sq/ft
Basement	484 sq/ft
Vaults	225 sq/ft
Total	1,180sqft

RENT

£49,500 per annum exclusive.

LEASE

The premises are to be made available by way of a new lease for a term to be agreed. The lease is to be contracted outside the Landlord & Tenant Act 1954.

USE

The premises benefit from having a Class E planning use. A variety of uses will be considered.

EPC

Available on request.



RATES

Rateable Value	£27,500
Rates Payable 24/25	£15,015 per annum

Interested parties may benefit from rates relief for the year 2024 / 2025. Please contact the Local Authority to confirm the rates payable.

LEGAL COSTS

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

VIEWINGS:

Strictly through sole 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.

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



Experian Goad Plan Created: 10/09/2024
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For more information on our products and services:

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