

PRIME PREMISES - TO LET

25 BURY PLACE

LONDON, WC1

CLOSE TO THE BRITISH MUSEUM



LOCATION

The premises are located in a good trading position on Bury Place next to the junction with Great Russell Street.

The British Museum is located very close proximity. Other retailers in the area include Highland Store, Present & Correct, Craft Potters Association, The London Review Bookshop and Repetto Gallery.

ACCOMMODATION

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

Ground Floor	324 sq ft
Basement	385 sq ft

RENT

£37,500 per annum exclusive.

LEASE

The premises are to be made available by way of a new lease for a term to be agreed.

USE

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

RATES

Rateable Value	£18,250
Rates Payable 25/26	£9,107 per annum

Please note that the above figures should be used as an estimate. Interested parties may qualify for rates relief and are advised to contact the Local Authority for further details.

LEGAL COSTS

The incoming tenant is to pay reasonable legal costs in connection with this transaction.

TIMING

Immediate - Subject to the landlord achieving vacant possession.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler

Tel: 07900 217 624

Email: ofowler@blb.uk.com

Kingsway (25 Bury Place)

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