

# PRIME LEASE AVAILABLE 3 BLOOMSBURY STREET LONDON, WC1

## Close to the British Museum



### LOCATION

The premises are located in a busy position on Bloomsbury Street, next to the junction with New Oxford Street and close to Great Russell Street and the British Museum.

Operators in close proximity include Pret a Manger, B Bagel, James Smith & Sons, Oxfam Bookshop, Bloomsbury Street Kitchen, Radisson Blu Hotel and The Bloomsbury Hotel.

### ACCOMMODATION

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

Ground Floor	598 sq/ft
Basement	707 sq/ft
Total Area	1,305 sq/ft

### RENT

£64,000 per annum exclusive.

### LEASE

The premises are to be made available by way of an assignment of a lease expiring in 2035, subject to a tenant only break option in September 2030.

Please note, a sublease or new lease may also be made available. Further details on request.

### USE

The premises currently has an E Class Use. A variety of uses will be considered with the exception of souvenir and mini mart uses.

### RATES

Rateable Value	£37,250
Rates Payable 26/27	£14,230 per annum

Please note the above figures should be used as an estimate. Interested parties to make their own enquiries with the Local Authority.

### LEGAL COSTS

Both sides to pay their own legal costs in connection with the transaction.

### EPC

Available on request.

### VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

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

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