

141-153 DRUMMOND STREET

LONDON NW1

TO LET

**SELF-CONTAINED GROUND & LOWER
GROUND FLOOR PREMISES**

SUITABLE FOR BUSINESS CLASS E
(RETAIL, LEISURE, OFFICE ETC.)

GROUND & LOWER GROUND FLOOR

1,550 SQ. FT.

RIB

ROBERT IRVING BURNS

141-153 DRUMMOND STREET



DESCRIPTION

The retail accommodation at Unit E is prominently positioned on Drummond Street and was most recently occupied as a photography studio. The unit is arranged over ground and lower ground floors, resulting in a layout that is predominantly lower ground in nature.

The premises benefit from a range of existing fit-out features including spot lighting, parquet-style LVT flooring, and a staff kitchen. At ground floor level, there is a WC and tea point, providing convenience for both staff and customers.

Finances

TOTAL SIZE (SQ.FT.)	1,550
QUOTING RENT (P.A.)	£32,500
ESTIMATED RATES PAYABLE (P.A.)	£11,448
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£43,948



LOCATION & SITUATION

Drummond Street is situated between North Gower Street and Cobourg Street and is very close to Euston Station. The building is within a short walk to Granary Square, Coal Drops Yard and Fitzrovia, which are home to a vibrant mix of shops, bars and restaurants.

The property has an excellent location for servicing the West End whilst still being on the fringe. Providing immediate access to a variety of underground lines and the Eurostar from St Pancras International. In addition Euston, Tottenham Court Road and Russell Square stations are within a few minutes walk. HS2 will deliver improved connections to Euston and Euston Square Underground stations.



PHOTOS



FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

TBC

VAT

TBC

FLOOR PLANS

TBC

CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. April 2026