



# 36-37 GREAT RUSSELL STREET

London, WC1B

TO LET

Self-contained Retail Premises Opposite  
the British Museum

Suitable for Class E  
(Cafe, Retail, Medical etc)

1,722 SQ. FT.

RIB

ROBERT IRVING BURNS



# PROPERTY DESCRIPTION

This newly developed ground and lower ground floor site is self-contained offering fantastic ceiling heights over both floors.

Just a stones throw from the British museum, this opportunity offers a truly strategic location for businesses operating within class E.

Perfect for a café, leisure operator, retailer or medical facility.



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# LOCAL HIGHLIGHTS



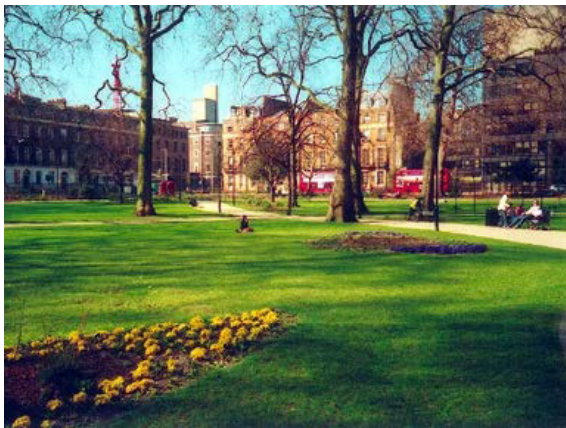
Covent Garden



The British Museum



Brunswick Centre



Russell Square Gardens



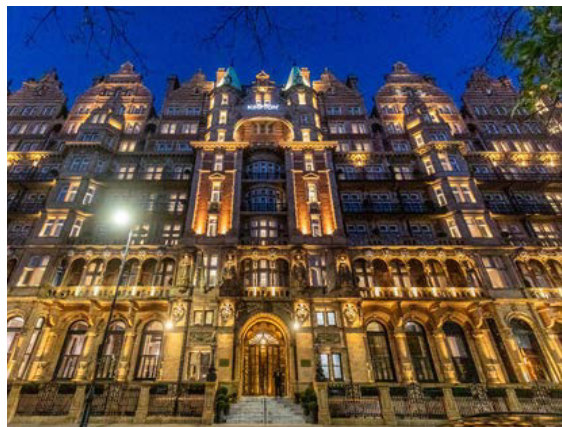
The Delaunay



Circolo Popolare



Lamb's Conduit Street



Kimpton Fitzroy



The Bloomsbury Hotel

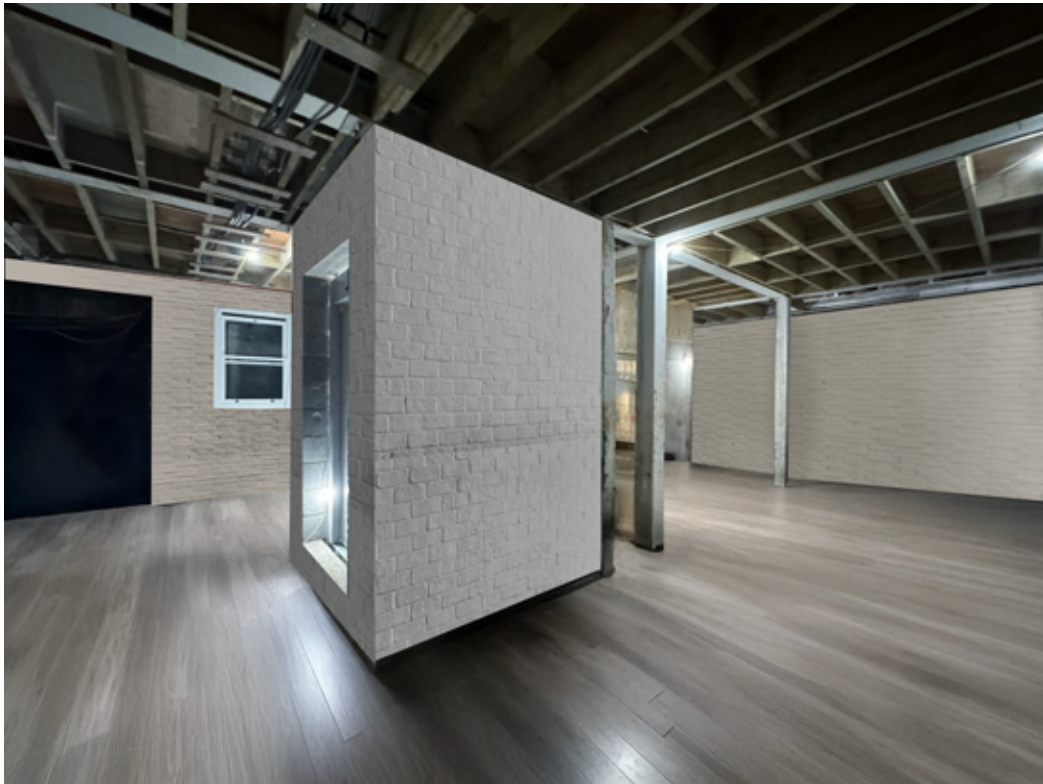
Nestled in the heart of Bloomsbury, 36-37 Great Russell Street enjoys a vibrant and unique charm. Just steps from the iconic British Museum, the area buzzes with life, blending historic elegance with a creative, modern vibe. Independent bookshops, artisan cafés, and hidden gems like boutiques and galleries line its picturesque streets.

The neighborhood's rich literary heritage meets a dynamic cultural scene, making it a haven for intellectuals, creatives, and adventurers alike. Whether it's the allure of charming garden squares or the energy of nearby theatres and lively markets, this locality offers an eclectic mix of history, culture, and fun.









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# FINANCIALS

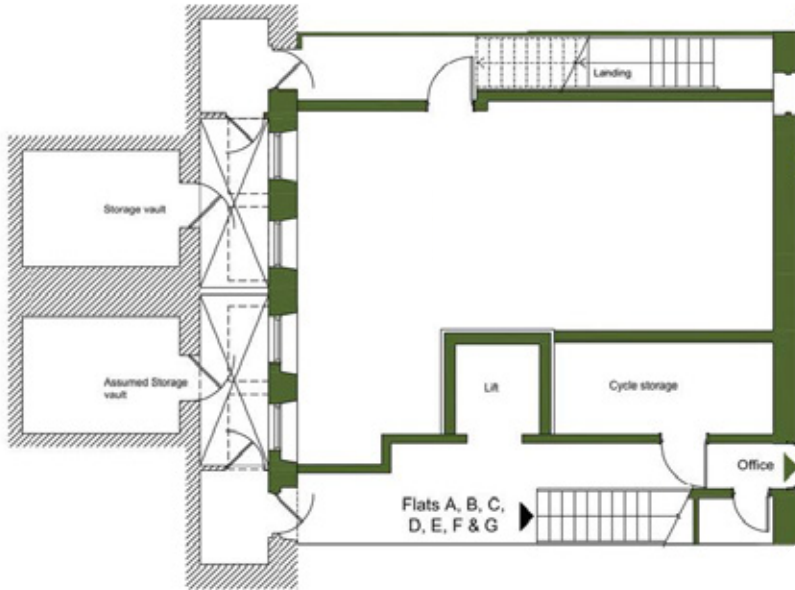
FLOOR	LOWER GROUND AND GROUND FLOOR
Total Size (sq.ft.)	1,722
Quoting Rent (p.a.) excl.	£90,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£46,784
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	
£136,784	

Please be advised that the business rates are approximate and intended for guidance only, as the property has been removed from the Valuation Office Agency (VOA) records. All interested parties are advised to carry out their own inquiries to confirm current details.

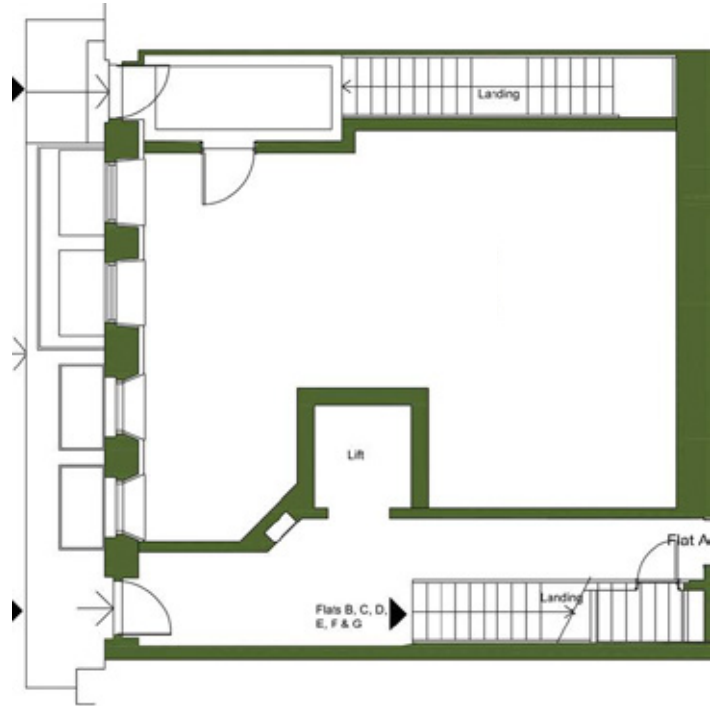
# FLOOR PLANS

Not to scale.

Lower Ground Floor



Ground Floor



**Net Internal Area**  
Lower Ground Floor 80 sq.m./ 861 sq.ft.  
Ground Floor 80 sq.m./ 861 sq.ft.  
Total 160 sq.m./ 1,722 sq.ft.

# 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

Available on request.

# VAT

TBC

# FLOOR PLANS

Scaled Floor Plans available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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. February 2025.

[www.rib.co.uk](http://www.rib.co.uk)

# CONTACT US

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# RIB

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