
CENTRAL LONDON E CLASS RETAIL SHOP TO LET
(currently let to Lucky Tea)

Available by way of Lease Assignment or New Lease.

234 Shaftesbury Avenue

London WC2H 8EG

534 sq.ft Rent £48,000 per year



RICHARD BRECKER TEL: 07836 246 777

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Location

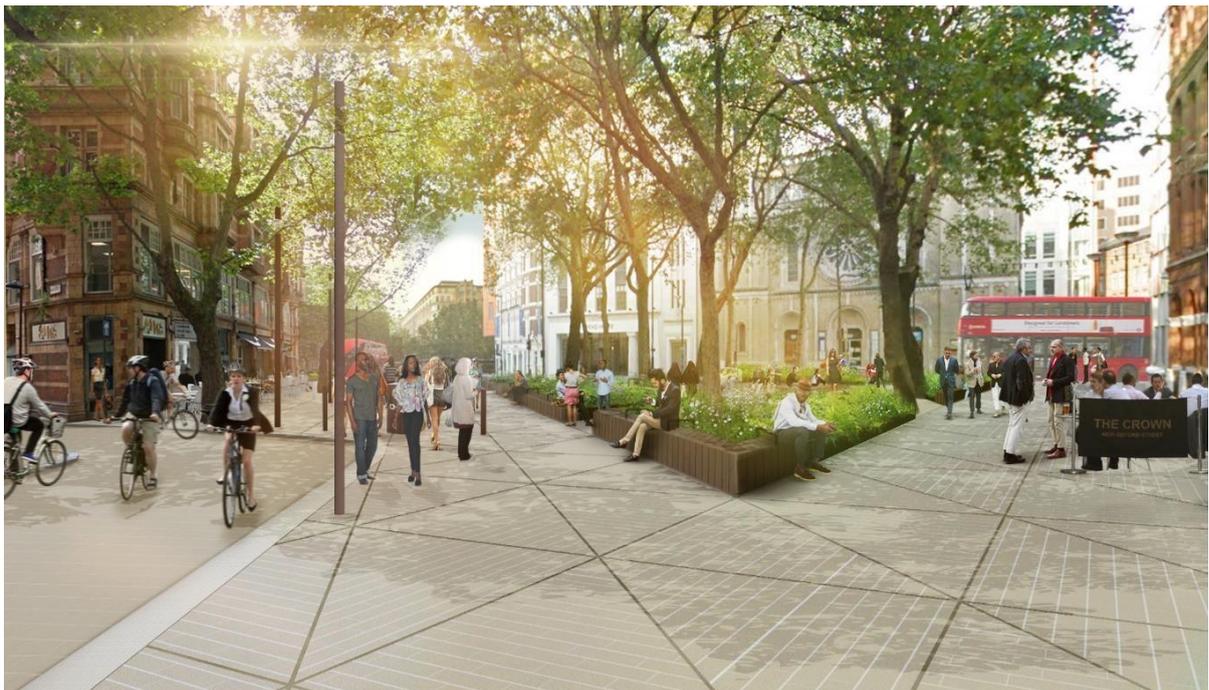
The property is on the junction of Shaftesbury Avenue and New Oxford Street in Covent Garden, and Seven Dials, Tottenham Court Road, Oxford Street and Soho are all within easy walking distance, as are Holborn (Central & Piccadilly lines) and Tottenham Court Road (Central & Northern lines) Underground stations, providing access to the wider TFL network.

Tottenham Court Road is benefiting from major transport investment, including a new Crossrail station and a rebuilt Tube station. The shop benefits from multiple retail and restaurant businesses in the immediate locality with Covent Garden particularly nearby.

The diverse range of retail offerings in the vicinity includes James Smith and Sons Umbrella Shop, Pret A Manger, Prime Gelato and HIS Japan Premium Food and Travel, Shu Xiangge Chinese Hot Po, Chang's Noodle, Happy Lamb Hot Pot Restaurant, Coco Fresh Tea & Juice London.

Recent schemes in the neighbourhood such as The Post Building have already brought an array of exciting businesses to the area including McKinsey while retailer COS recently moved their European headquarters to the same street.

Enhancement of neighbourhood



The neighbourhood is also being enhanced by transformation of the public realm in and around bustling Princes Circus on Shaftesbury Avenue. A new pedestrianised area will improve access between Covent Garden and the British Museum. The works form part of Camden Council's **West End Project**, the largest council-led transformational scheme the borough has ever seen. The council say the space will provide more places to enjoy lunch, cycle or sit and relax. The new green infrastructure is designed to contribute to improved air quality, health and wellbeing for local residents and workers.

Description

The property is situated on Ground Level, with a prominently positioned street level entrance on Shaftesbury Avenue, and comprises the following approximate net internal areas.

Floor	Sq M	Sq Ft
Ground Floor	49.61	534

The unit is ideal for a coffee/food operator or other use under Class E.

Lease

The property is available by way of an assignment or a new FRI Lease to be contracted outside the Landlord and Tenant 1954 Act.

Rent

£48,000 per year.

Business Rates

Rateable value £24,500. This is not the amount of business rates payable. All interested parties are advised to confirm business rates directly with the Local Authority, London Borough of Camden tel: 020 7974 6460 email: brates@camden.gov.uk

Service Charge

Upon Application.

Professional Costs

Each party to be responsible for their own legal and all other professional costs in this transaction.

Possession

After completion of legal formalities.

Viewings

To arrange a viewing please contact landlord's retained agents:

Richard Brecker Tel: 07836 246 777

E: richard@breckergrossmith.co.uk

Phil Richards Tel: 07842 385 898

E: phil@breckergrossmith.co.uk