

PROMINENT SHOP TO LET

3 Tottenham Street
London
W1T 2AF



Sanderson
Weatherall





J&J
COOK



GOODGE STREET

TOTTENHAM
STREET

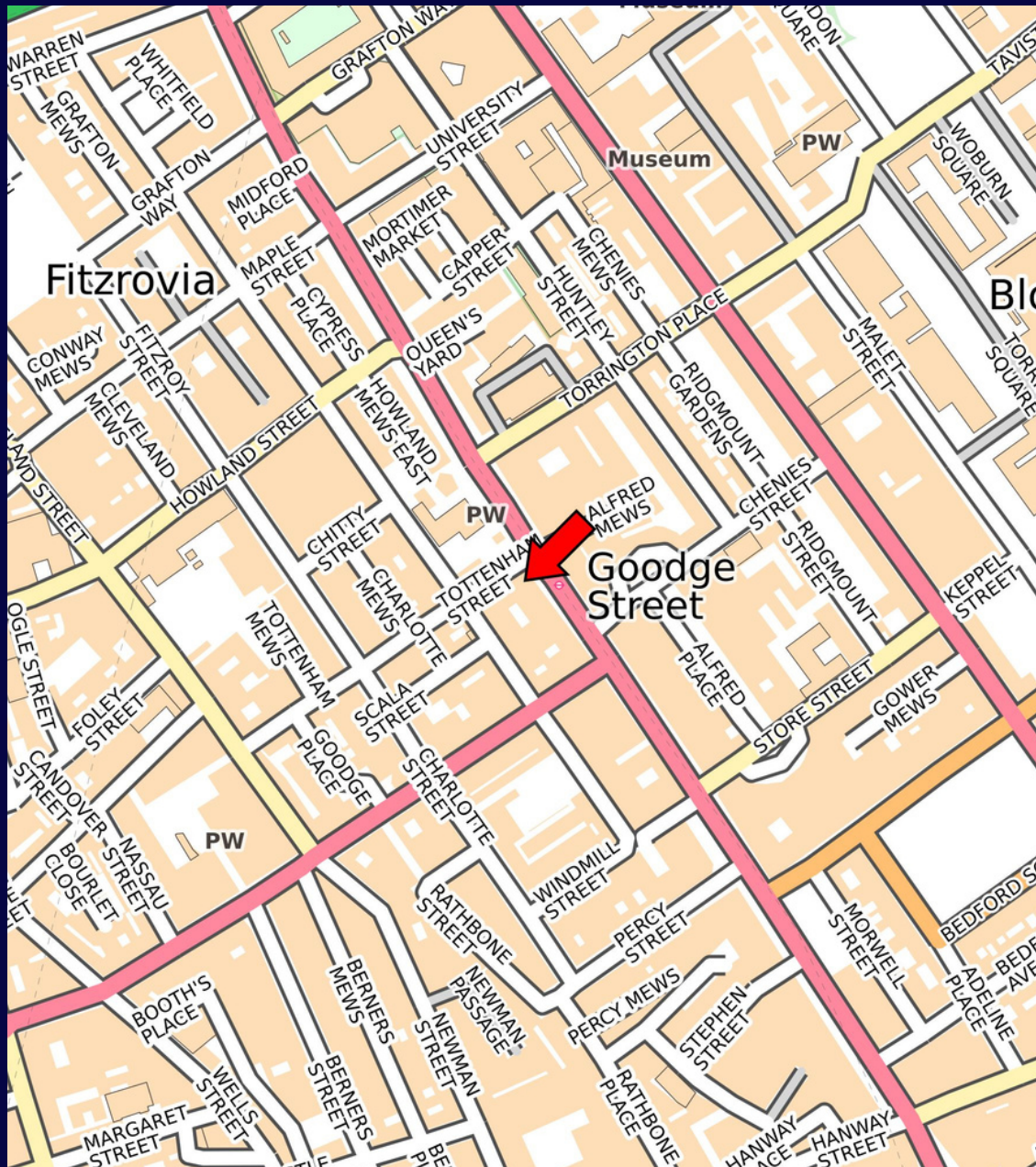


STARBUCKS

MAN & VAN
07844539110
£50 per hr

VAPOR
STORE

宁记潮汕牛肉火锅 & 生腌海鲜
Ning's fresh beef hotpot & Cantonese seafood



Location

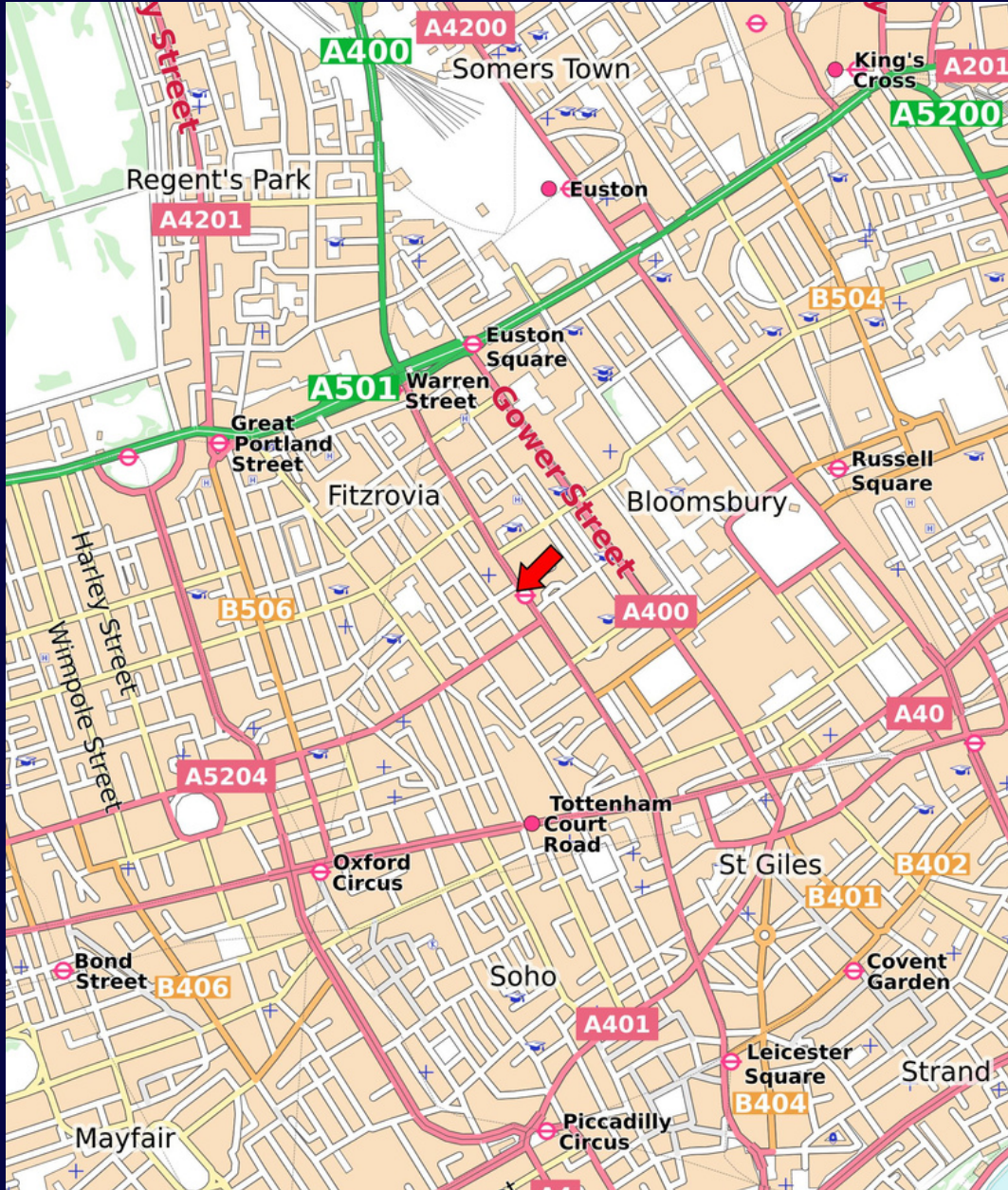
The property occupies a prominent location on the south side of Tottenham Street opposite Whitfield Gardens close to the junction with Tottenham Court Road and Goodge Street Underground Station. It is adjacent to Starbucks and close to a range of retail and F&B occupiers including Ning's, So Shell, The Penny Drop, Gigs, Heals, Costa, etc.

The location has excellent transport links.

- Goodge Street (Northern Line): 60m
- Warren Street (Northern Line): 0.48km
- Tottenham Court Road (Northern Line, Central Line, Elizabeth Line): 0.64km

Description

The property is arranged on ground and basement floors. The basement is used for storage and staff amenity. There are two vaults below pavement with limited ceiling height.



Accommodation

Description	Approximate Floor Area (NIA)	
	Sq. M	Sq. Ft
Ground	35.02	377
Basement	62.05	668
Total	97.07	1,045

Lease

10 year effectively FRI lease from 2nd July 2018.

Rent

£70,000 per annum exclusive.



Business Rates

Rateable Value: £22,500

Planning

Class E

Energy Performance Certificate (EPC)

The property has an Energy Rating of D valid until 12th November 2025.

VAT

All prices quoted are exclusive of VAT.

Costs

Each party to be responsible for its own legal and professional costs.



Play Area

Air Shaft

TCBs
D Fn

27.4m

Brook House

191 to 199

1

ALFRED MEWS

Exchange

Fitzroy House

TCBs

Minerva House

Glen House

200 to 208

NORTH CRESCENT

War Meml

Goode Street

LB

4 to 10

209

210 211 212

213 to 216

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27.3m



Cycle Hire Station

SCALA STREET

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Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.
FOR FURTHER INFORMATION PLEASE CONTACT:



Sanderson
Weatherall

Paul Moody

0207 851 2129 / 07774 693 545
paul.moody@sw.co.uk

Sanderson Weatherall LLP

4th Floor, 87 Bartholomew Close,
London, EC1A 7EB

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