

VERY HIGH FOOTFALL LOCATION

Charing Cross Road

London, WC2H

Prime E Class Unit on Charing Cross Road WC2

520 sq ft
(48.31 sq m)

- Prime High Street Position
- Very High Footfall Location
- Highly Sought After Location
- Close to Tottenham Court Tube Station

Charing Cross Road, London, WC2H

Summary

Available Size	520 sq ft
Passing Rent	£67,000 per annum
EPC Rating	Upon enquiry

Description

The premises is laid out over the ground floor with storage and toilets in the basement.

Location

The premises is located in a prime position on Charing Cross Road with extremely high footfall 24/7, and is nestled in the midst of the hustle & bustle of shoppers and office workers, and close to all the major restaurant brands and retailers. The nearest tube station is Tottenham Court Road, which is only a stone's throw away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	300	27.87
Lower Ground	220	20.44
Total	520	48.31

Tenure

An assignment of the existing lease which expires in September 2034, and is granted outside the L&T act 1954.

Passing Rent

£67,000 per annum exclusive.

Premium

Offers invited.

VAT

VAT may be applicable to the rent, premium and other outgoings.

Planning

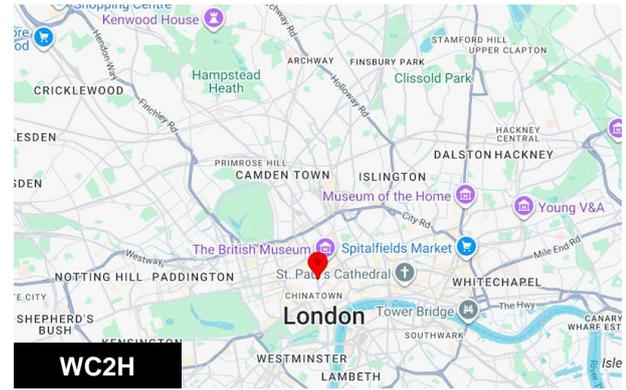
The premises benefit from a Class E planning use.

Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property which will grant a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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