

SHOP TO LET - SUBJECT TO VACANT POSSESSION

355 Strand

London, WC2



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

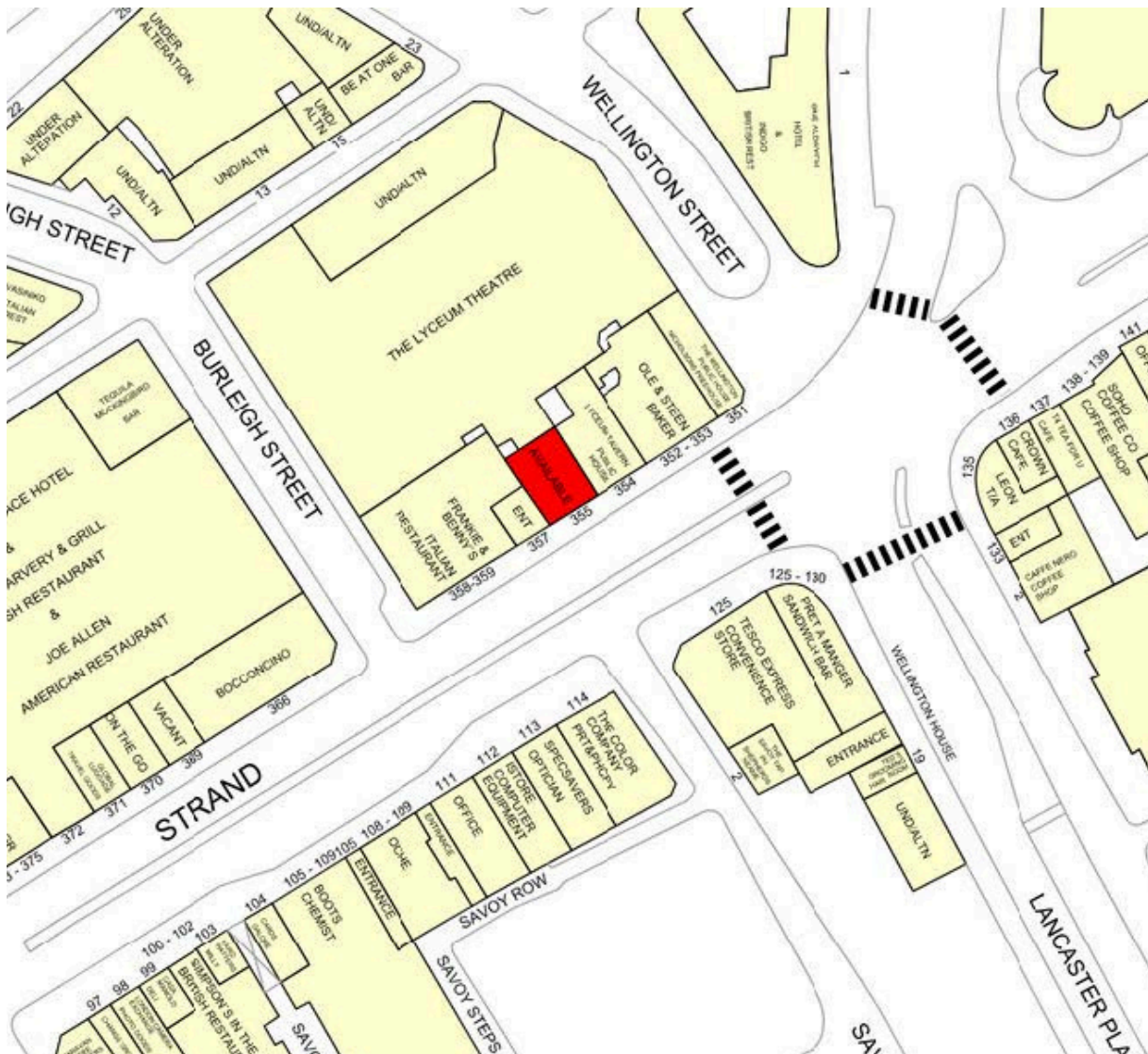
The unit is located on the north side of Strand, close to the junction with Lancaster Place and within close proximity to all the theatre's, bars, shops and restaurants of Covent Garden. Kings College London and The LSE are nearby, with Somerset House a short distance to the east.

Nearby occupiers include **Boots, Ole & Steen, Roasting Plant, Oche, Soho Coffee Co, Tesco, Leon, The Colorc, Pret A Manger, and Frankie & Benny's.**

Accommodation

The premises are arranged over ground and basement floors of Burleigh House, a Grade II listed building.

Ground Floor:	760 sq ft	70.60 sq m
Basement:	1,050 sq ft	97.54 sq m
Total:	1,810 sq ft	168.15 sq m



Viewing & further information

Strictly by prior arrangement only with:

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Rent

Upon application.

Tenure

The unit is available by way of a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The lease will be contracted outside the Landlord and Tenant Act 1954.

Rates

Rateable Value (2024/25): £119,000

UBR: £0.566

Rates Payable: £67,354

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

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

EPC

Band C. Available upon request.



COVENT GARDEN

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