

EA Shaw  
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eashaw.com

London property  
since 1899



## Shop Lease for Sale

148 Southampton  
Row, London,  
WC1B 5AG

### Location

Prominently located on the eastern side of Southampton Row, nearby occupiers include Starbucks, Costa Coffee, Café Nero, Pret A Manger and Tesco Express.

The area is enhanced by the high density of office and residential occupiers within the immediate vicinity, as well as tourism with numerous hotels located around both Holborn and Russell Square

### Schedule of accommodation

Arranged over ground and basement floors the unit comprises the following approximate dimensions and floor areas:

Gross Frontage	12.8 ft	4.2 m
Net Frontage	9.5 ft	3.12m
Ground Floor Sales	955 ft <sup>2</sup>	88.72 m <sup>2</sup>
Basement Ancillary	1,090 ft <sup>2</sup>	101.26 m <sup>2</sup>

### Tenure

The property is held by way of a 15 year expiring March 2017.

### Passing Rent

£42,000 per annum.

The March 2012 rent review remains outstanding. Further information available on request.



### Premium

Nominal offers are invited for the benefit of our client's leasehold interest.

### Rates

We are verbally informed by the local rating authority that the premises are assessed as follows:

Rateable Value - £39,250  
UBR (12/13) 0.458  
Rates payable (11/12) - £17,976.50

### Energy Performance Certificate

A copy of the EPC certificate is available on request.

### Legal Costs

Each party are responsible for their own legal costs.

### Viewings

Viewings are strictly by prior appointment through sole agents EA Shaw:

Neil Davies  
020 7420 3071  
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