

020 7034 5480

NashBond

Retail Property Consultants



**PRIME RETAIL SHOP
WITH POTENTIAL FOR
RESTAURANT USE**

(SUBJECT TO PLANNING)

**114-116 CHARING CROSS
ROAD
LONDON WC2**

Location

The property is located on this busy stretch of Charing Cross Road directly opposite St Martins Art College and the world famous **Foyles** book shop, directly adjacent to **Borders Books**. Other occupiers nearby include **Blackwells Books**, **Phoenix Theatre**, **Starbucks**, **Caffé Nero**, **Pret a Manger** and **Sainsbury's Local**.

Accommodation

The property comprises ground floor and basement having the following approximate dimensions and floor areas:-

	<u>Imperial</u>	<u>Metric</u>
Gross Frontage (over splay)	38 ft 2	11.64 m
Net Frontage	28 ft 8	8.74 m
Return Frontage (over splay)	80 ft 7	24.57 m
Ground Floor Area	1,897 sq ft	176.3 sq m
Basement Sales Area	1,708 sq ft	158.7 sq m

NB. The first floor area, currently providing additional sales space, which comprises some 1,798 sq ft, could also be made available. Further details are available upon request.

Lease

The property is to be made available on a new lease for a term to be agreed, subject to five yearly upward only rent reviews, at an initial rental in the region of **£180,000** per annum exclusive of rates service charge and VAT (if applicable).

Rates

To be assessed.

Viewing

Strictly by prior appointment through sole agents Nash Bond

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SUBJECT TO CONTRACT