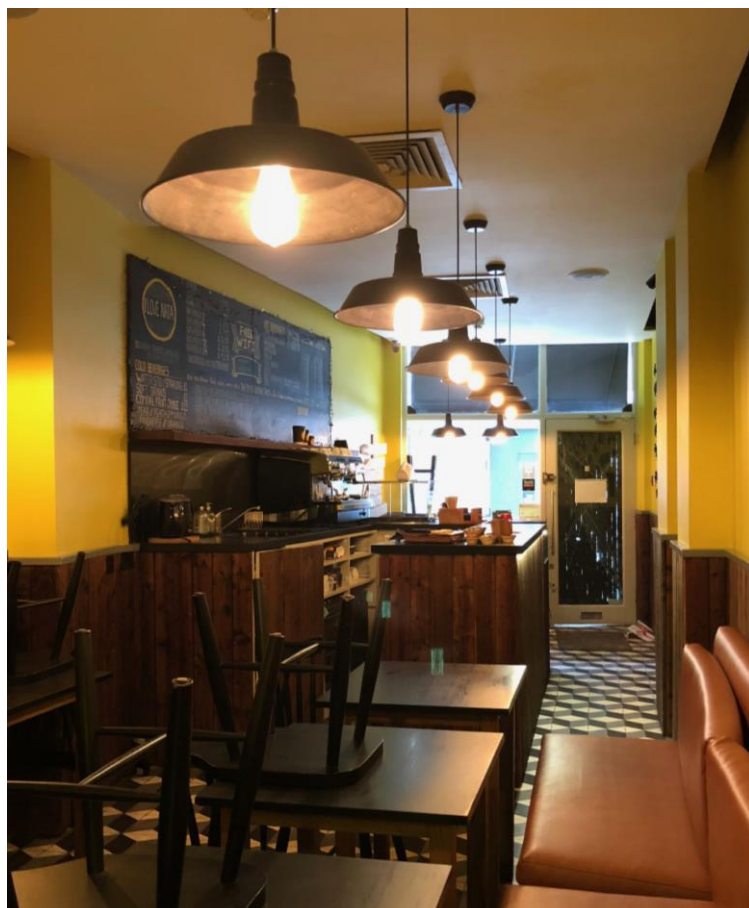


TO LET**A1 RETAIL GROUND AND LOWER GROUND FLOOR PREMISES****61 ENDELL STREET, LONDON, WC2H 9AS****694 SQ. FT. (64.47 SQ. M.)****LOCATION**

The premises are situated on the west side of Endell Street, close to Shorts Gardens. Underground stations Tottenham Court Road (Central and Northern Lines) and Holborn (Central and Piccadilly Lines) are within easy minute walking distance.

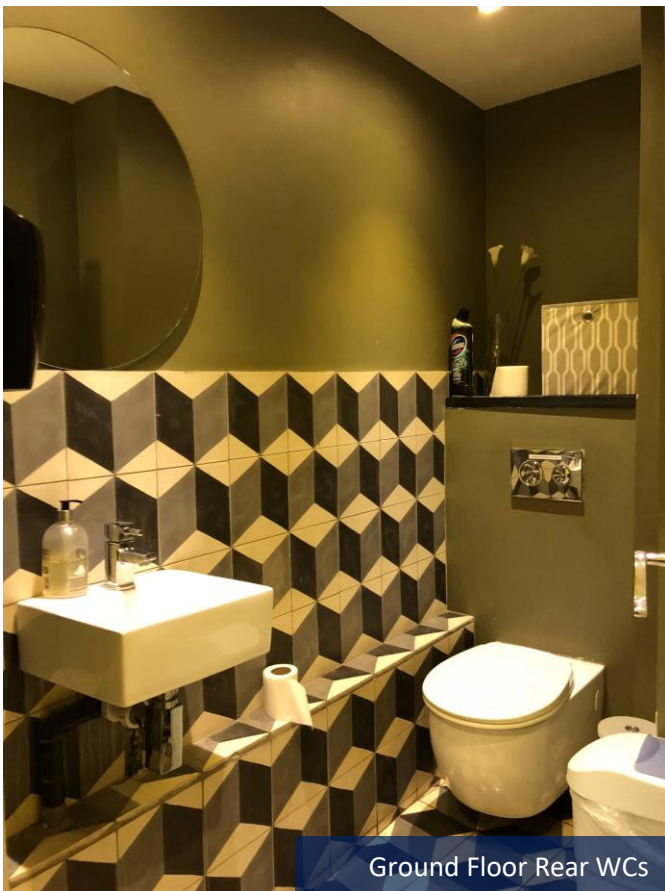
GOOGLE MAPS - [LINK](#)**LOCAL OCCUPIERS -**

DESCRIPTION

Comprises a ground floor retail unit with lower ground floor office and prep kitchen connected via a spiral staircase. The ground floor provides window frontage and natural light. The premises also benefits from rear ground floor courtyard access, good ceiling height and fully fitted café facilities (not tested).

AMENITIES

- Sound System
- WC's
- Security System
- Fitted Prep Kitchen
- Timber Flooring
- Good Ceiling Height



Ground Floor Rear WCs

LEASE

New effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

RENT

£38,500 per annum exclusive

BUSINESS RATES

Local Authority: Camden

Current rateable value: £21,250

ALL INTERESTED PARTIES ARE TO MAKE THEIR OWN ENQUIRIES.

EPC

Available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AREAS

Floor	m ²	ft ²
Ground Floor	20.25	218
Lower Ground	44.21	476
Total	64.47	694

VIEWINGS - Strictly through Robert Irving Burns.

Henry Bacon Tel: 020 7927 0646

Email: henry@rib.co.uk

Jaimie Grossman Tel: 020 7927 0624

Email: jaimie@rib.co.uk

Jonny Novick Tel: 020 7927 6575

Email: jonny@rib.co.uk