
KINGS CROSS

UNIT 5 CLIFTON HOUSE
91 EUSTON ROAD NW1



LEASE AVAILABLE



LOCATION

The premises are located on the southern side of **Euston Road** between Kings Cross St Pancras and Euston train station directly opposite **The British Library**. Euston Road benefits from significant footfall and vehicular traffic passing by with nearby occupiers including **Pret a Manger**, **Pizza Express**, **Origin Coffee**, **Barclays**, **YHA London St Pancras Hostel** and **Premier Inn Hotel**.

ACCOMMODATION

The shop is arranged over the ground floor only providing the following approximate dimensions and floor areas:

Internal width	20ft 5ins	6.23m
Ground floor sales	726 sq ft	67.45 sq m
Ground floor ancillary	396 sq ft	36.79 sq m
Total	1,122 sq ft	104.24 sq m

A floor plan is available on request

TENURE

The premises are held on an existing lease set to expire on 29th October 2022. The lease is contracted within the security of tenure & compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

The current rent passing is £65,000 per annum exclusive without further review.

INCENTIVES

Incentives may be available subject to covenant.

RATES

The local authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £54,500

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

Ted Parr
020 7183 0589
tp@bcretail.co.uk



3rd Floor, 16 Ingestre Place
London W1F 0JJ

www.bcretail.co.uk

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