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# EUSTON

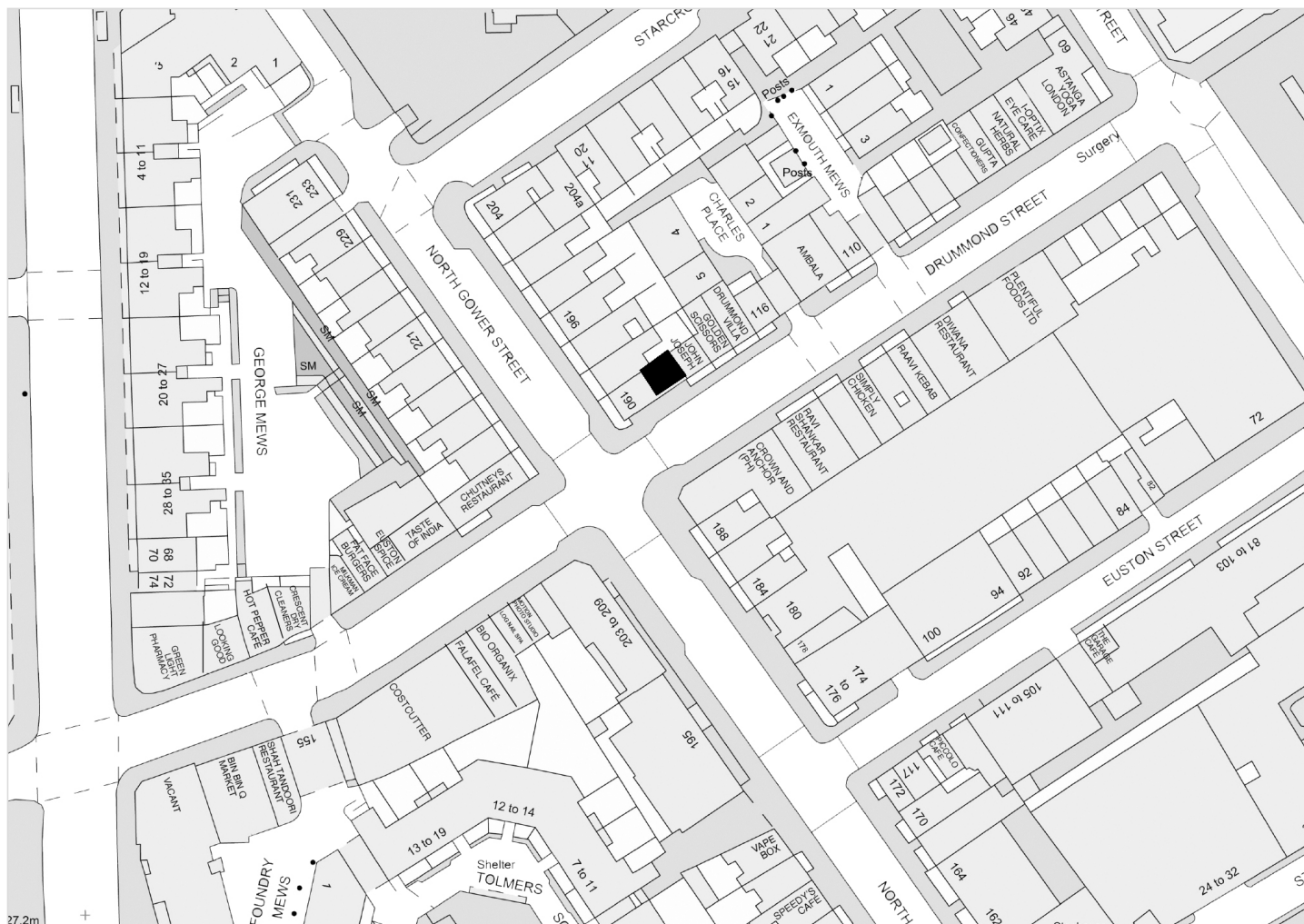
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122A DRUMMOND STREET NW1



NEW LEASE AVAILABLE

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## LOCATION

Located on Drummond Street close to the intersection with North Gower Street the shop benefits from being just over 300 metres away from Euston Railway Station. Drummond Street and the surrounding area is home to a large mix of operators including restaurants, shops and cafes. Nearby occupiers include **John Joseph, Golden Scissors, Bio Organix, Hot Pepper Café, Milkman, Fat Face Burgers, Amazon Fresh, Sainsbury's Local** and **Itsu** amongst others.

## ACCOMMODATION

The double-fronted premises are arranged over ground floor only providing the following approximate dimensions and floor areas:

Internal width (max):	25 ft 2 ins	7.68 m
Shop depth:	10 ft 3 ins	3.13 m
Ground floor:	252 sq ft	23.39 sq m

## TENURE

The premises are available on a new FRI lease to be contracted **outside** the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

Offers are invited in excess of £17,500 per annum exclusive.

## USE

Consideration will be given to uses within Class E. Interested parties should make their own planning enquiries with Westminster Borough Council planning department.

## RATES

The local rating authority has verbally informed us that the property needs to be reassessed.

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.voa.gov.uk](http://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:

**Ted Parr**  
020 7183 0589  
[tp@bcretail.co.uk](mailto:tp@bcretail.co.uk)

**Nick Furlong**  
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