

---

# WEST END

---

51 TOTTENHAM COURT ROAD W1



CLASS E SHOP  
SHORT TERM LEASE

---



## LOCATION

These shop premises are located on the west side of Tottenham Court Road between Tottenham Court Road and Gooch Street underground stations. Occupiers located nearby M&S Food Hall, ITSU, Oliver Bonas, Black Sheep Coffee, Boots the Chemist, Argos, DFS and Metro Bank amongst others.

## ACCOMMODATION

The shop is arranged over ground floor and basement providing the following approximate net internal floor areas:

Ground floor	889 sq ft	82.63 sq m
Basement	294 sq ft	27.40 sqm

## TENURE

The property is available on a new for a term to be agreed subject to 6 months term certainty with landlord's rolling breaks thereafter. The lease will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

## RENT

£50,000 per annum exclusive.

## USE

The premises benefits from Class E use. Interested parties are advised to make their own enquiries to Westminster Borough Council Planning Department.

## RATES

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

Rateable Value     £96,500

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

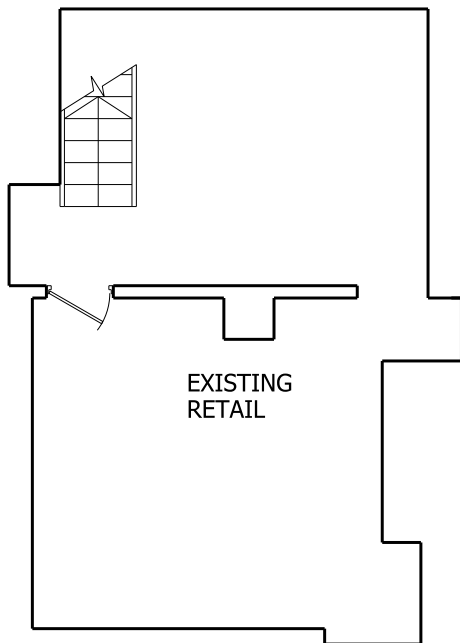
Viewings are strictly by prior appointment via the sole retained agents:

NICK FURLONG  
020 7183 0584  
[nf@bcetail.co.uk](mailto:nf@bcetail.co.uk)

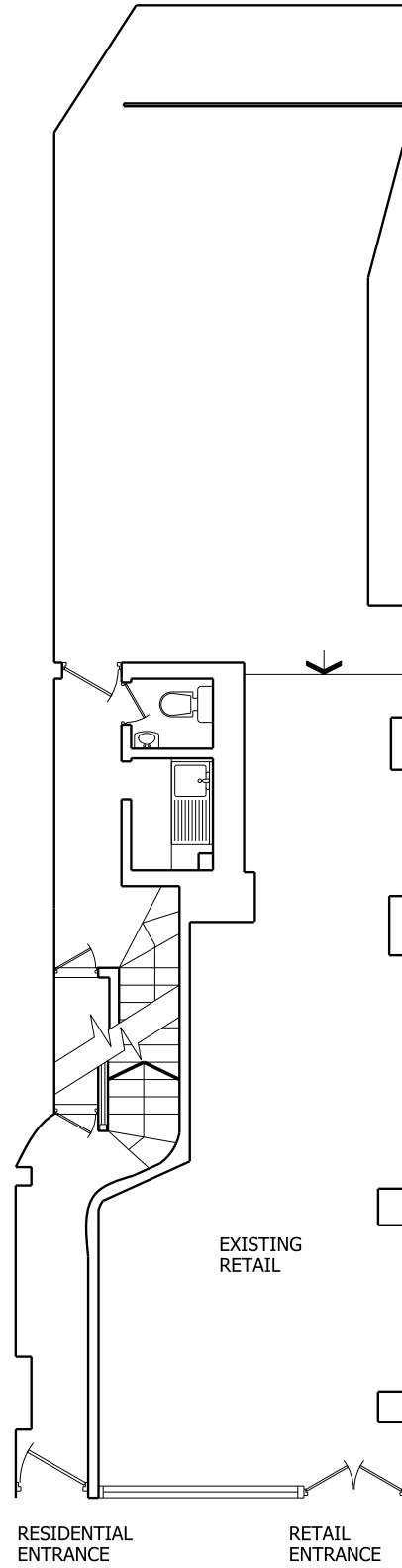
3rd Floor, 16 Ingestre Place  
London W1F 0JJ  
[www.bcetail.com.uk](http://www.bcetail.com.uk)



**BASEMENT  
PLAN**



**GROUND FLOOR  
PLAN**



The above plans are not to scale and are for indicative purposes only.