
FITZROVIA

13-14 WARREN STREET W1



LOWER GROUND FLOOR
CLASS E USE



LOCATION

The premises are located on the south side of Warren Street within 30 meters of Warren street Underground Station and Tottenham Court Road adjacent to Pret a Manger and other occupiers nearby include McDonalds, Starbucks, Steak & Lobster, Bento-ya, Transition, Simply Fresh, T4 and Miel Bakery.

ACCOMMODATION

The premises benefits from a ground floor entrance lobby leading down to a basement providing the following approximate net internal floor area:

Basement 1,498 sq ft 139.17 sq m

TENURE

Subject to VP the premises are available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

The quoting rent is £39,500 per annum exclusive.

USE

We understand the premises currently benefit from Class E Use. Interested parties are advised to make their own enquires with Camden Borough Council Planning Department.

RATES

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

Rateable Value £22,000.

Interested parties should verify the above figure 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

3rd Floor, 16 Ingestre Place
London W1F 0JJ
www.bcretail.co.uk



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SUBJECT TO CONTRACT

LOWER GROUND FLOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

