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# BLOOMSBURY

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85 MARCHMONT STREET WC1



CLASS E SHOP  
NEW LEASE AVAILABLE  
SUBJECT TO VP

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## LOCATION

Situated in the heart of Bloomsbury, a vibrant and culturally rich neighbourhood which has an eclectic mix of shops, coffee shops, café and restaurants. King's Cross St. Pancras, Euston, and Russell Square Underground Stations are all close by. The shop is located on the western side of Marchmont Street close to the junction with Tavistock Place. The **Brunswick Centre** is a short distance away to the south which is anchored by **Waitrose**. Occupiers nearby include **Store Street Espresso**, **Choppaluna**, **La Dolce Pizza Sophia**, **Leo Sushi** and **The Observatory**.

## ACCOMMODATION

The shop premises are arranged over ground and lower ground floor levels providing the following approximate net dimensions and internal floor areas:

Frontage	17 ft 4 ins	5.30 m
Internal width (max)	16 ft 7 ins	5.08 m
Ground floor	523 sq ft	48.58 sq m
Lower ground floor	554 sq ft	51.46 sq m
Vaults	102 sq ft	9.48 sq m

## TENURE

The shop is 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

£50,000 per annum exclusive.

## TIMING

The shop is available for possession immediately (subject to VP).

## USE

We believe the current planning is Class E however parties should carry out their own investigations with the planning department at Camden Borough Council.

## RATES

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

Rateable Value £33,000

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

## EPC

An EPC can be made available on request.

## VIEWING

Viewing are strictly by appointment via the sole retained agents:

**Nick Furlong** 020 7183 0584

[nf@bcretail.co.uk](mailto:nf@bcretail.co.uk)

**Oscar Payne** 07584 472 702

[op@bcretail.co.uk](mailto:op@bcretail.co.uk)

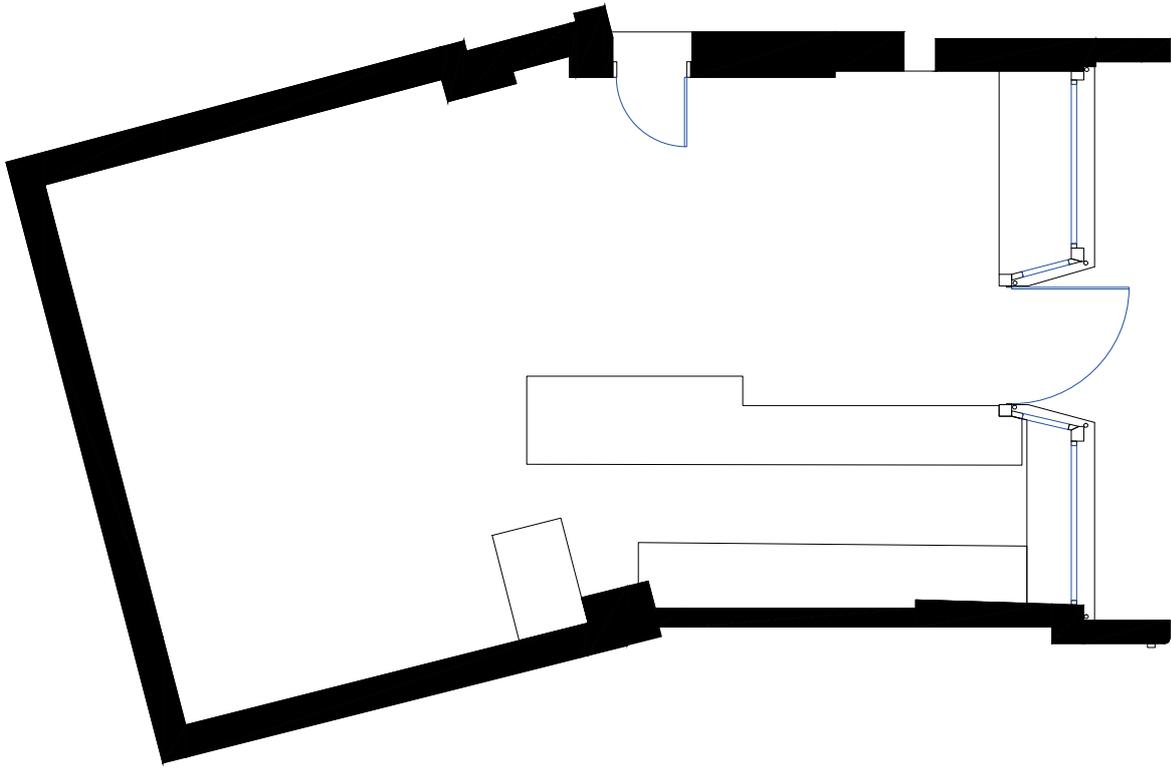
3rd Floor, 16 Ingestre Place

London W1F 0JJ

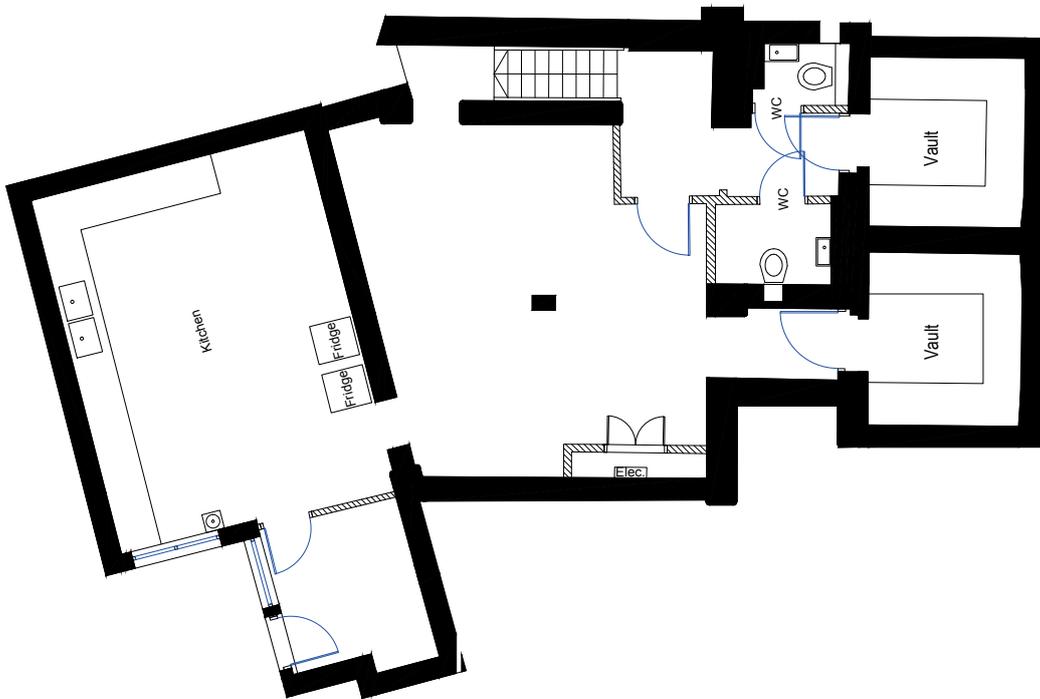
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