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# BLOOMSBURY

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87/89 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. There is a significant student population in the Bloomsbury, I Cartright Garden is located immediately to the north, which is home to 1,500 University of London students. The **Brunswick Centre** is a short distance away to the south which is anchored by **Waitrose**. Occupiers nearby include **Store Street Espresso**, **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 internal floor areas:

Ground floor	979 sq ft	90.99 sq m
Lower ground floor	1,118 sq ft	103.90 sq m
<b>Total</b>	<b>2,097 sq ft</b>	<b>294.89 sq m</b>

## 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

Offers are invited which are in excess of £85,000 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 advised that the property is currently assessed as follows:

Rateable Value    £52,000

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

Viewing are strictly by appointment via the sole retained agents:

**Nick Furlong**  
020 7183 0584  
[nf@bcretail.co.uk](mailto:nf@bcretail.co.uk)

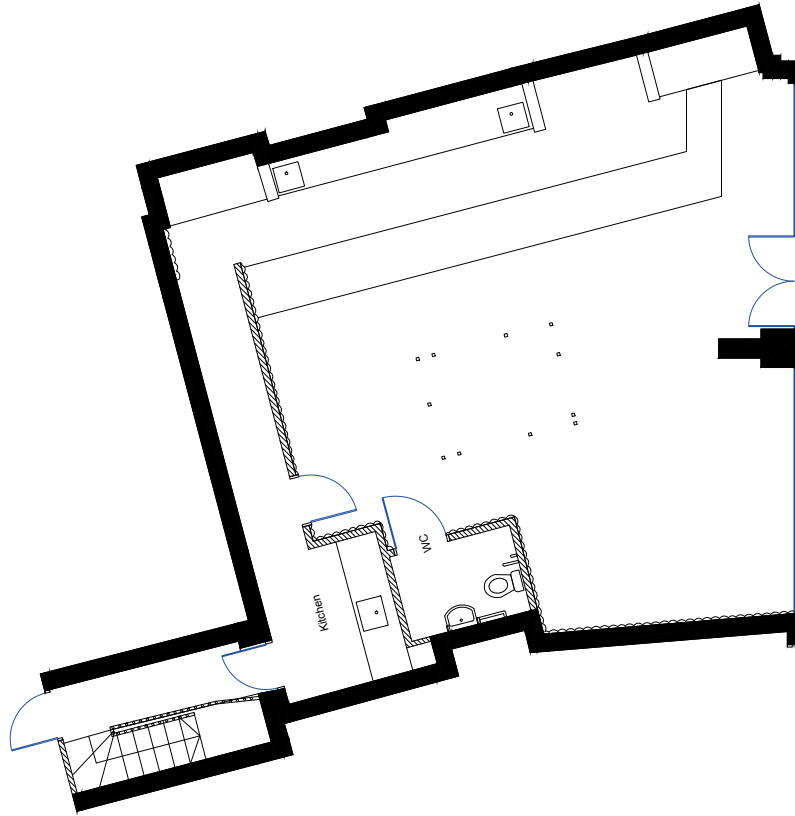
**Oscar Payne**  
07584 472 702  
[op@bcretail.co.uk](mailto:op@bcretail.co.uk)

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

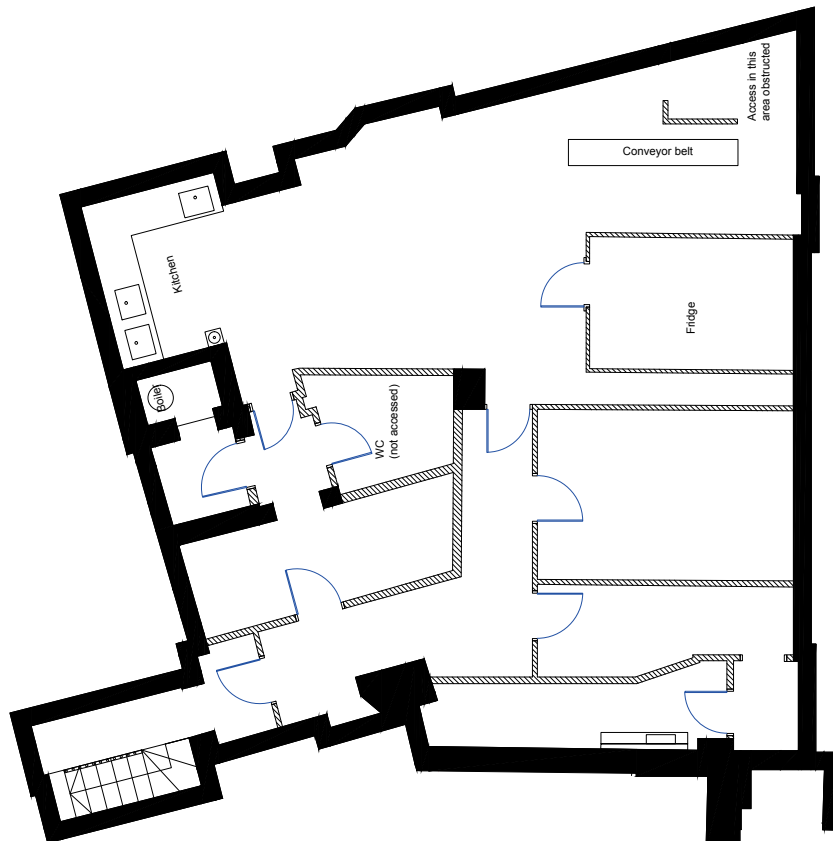


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## GROUND FLOOR



## LOWER GROUND FLOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

