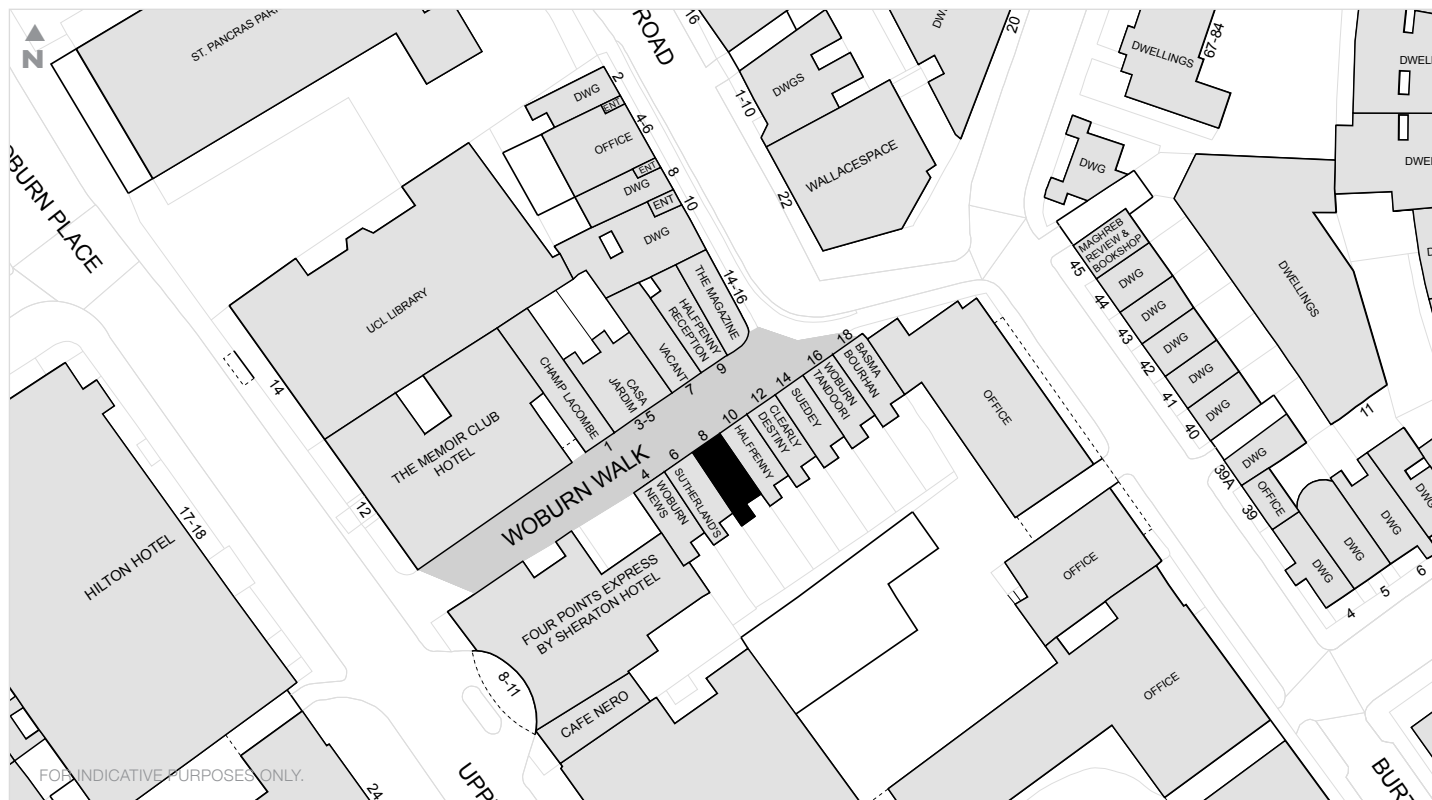

BLOOMSBURY

8 WOBURN WALK WC1



CLASS E USE SHOP
LEASE FOR SALE



LOCATION

Woburn Walk is an attractive street located in Bloomsbury, a short distance from Euston and Kings Cross/St Pancras stations. It was designed by architect Thomas Cubitt in 1822. He designed the street only for pedestrian use, which makes it one of the first pedestrianised shopping streets in London. The street has an eclectic mix of shops including **Champ Lacombe art gallery**, **Casa Jardim café**, **Halfpenny** wedding dresses, **Sutherland antiques** and **Bama Bourha**. There are also a number of hotels located nearby including the **Hilton**, **The of Memoir Club** and **Four Points Express**.

ACCOMMODATION

The shop is fitted out to a high standard, including basement sales accommodation. It is arranged over ground and basement levels, providing the following approximate net dimensions and internal floor area:

Internal width (max)	10 ft 2 ins	3.11 m
Shop depth	32 ft 7 ins	9.96 m

Ground floor

Sales area	289 sq ft	26.85 sq m
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Basement

Sales area	234 sq ft	21.74 sq m
Storage	92 sq ft	8.55 sq m
Kitchen	26 sq ft	2.42 sq m
Understairs store	7 sq ft	0.65 sq m
Vaults area	53 sq ft	4.92 sq m

TOTAL	701 sq ft	65.13 sq m
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Floor plans are available on request. Please note the shop is Grade II* listed.

LEASE

The premises are held on a lease contracted **within** the security of tenure provisions of the Landlord & Tenant Act 1954 Part II which expires on 16 May 2029.

RENT PASSING

The current rent passing is £17,500 per annum exclusive. The rent is subject to an outstanding review from 17 May 2023 and a forthcoming review on 17 May 2026.

TERMS

Premium offers are invited for the benefit of this valuable leasehold interest.

RATES

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

Rateable Value (Apr 2023)	£14,250
Rateable Value (Apr 2026)	£17,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

The premises has an energy rating of B. A copy of the EPC can be made available on request.

VIEWING

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

Nick Furlong 020 7183 0584
nf@bcetail.co.uk

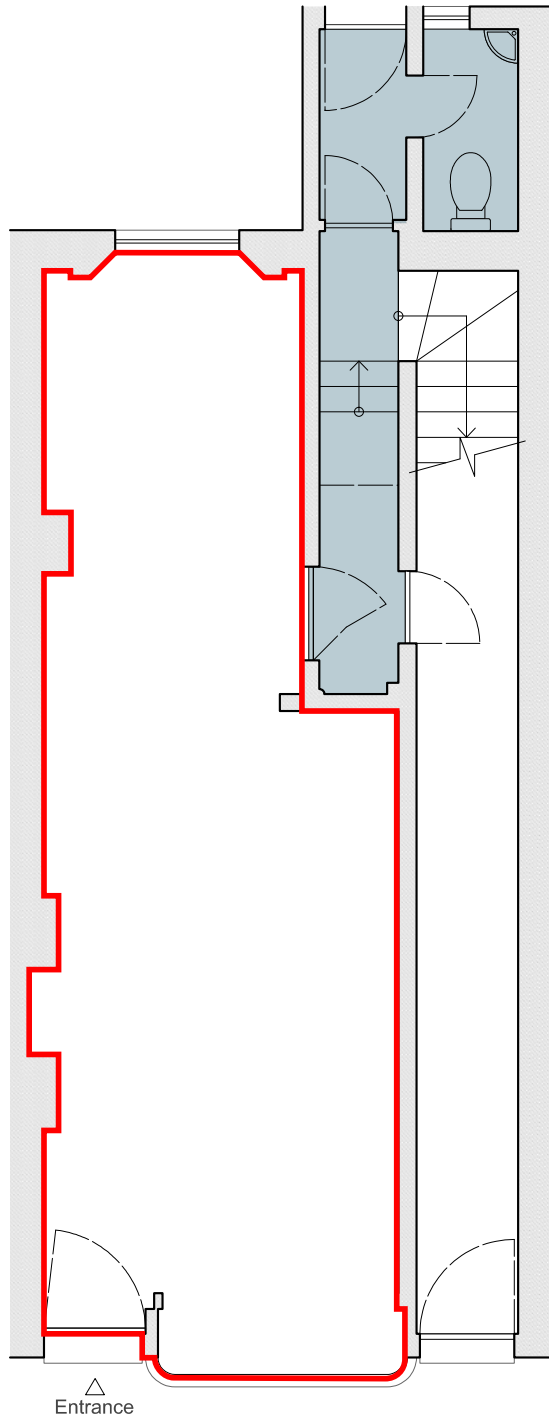
Oscar Payne 07584 472 702
op@bcetail.co.uk

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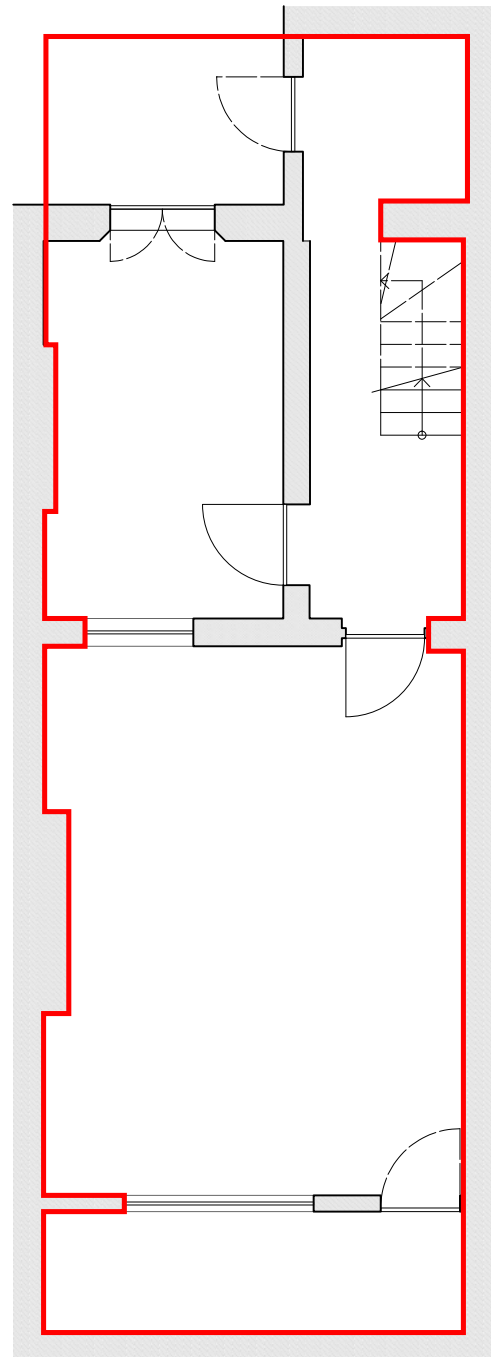


Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2025 SUBJECT TO CONTRACT

GROUND FLOOR



BASEMENT



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.





Ground floor



Woburn Walk



Basement



Ground floor