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Professional: Surveying Services

TO LET LOCK UP SHOP

7 Woburn Walk
London WC1H 0JJ



Total Floor Area 280sq ft (26.0sq m)

- **Bay fronted shop**
- **New lease terms**
- **Early occupation**
- **Prime location**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

7 Woburn Walk London WC1H 0JJ

LOCATION

The property is well placed just to the south of Euston Road putting it within a few minutes walk of the underground Euston Square and also Euston and Kings Cross mainline railway stations.

DESCRIPTION

The property is a Grade II * listed building which has been used in a number of film set locations. The thoroughfare is pedestrianised allowing a pleasant character location for the shop units.

Used previously as a hairdresser salon the shop would suit a range of retail uses.

The open plan shop widens towards the rear. There is a shared side entrance to a basement storage space and toilet at this lower level.



ACCOMMODATION

Shop:	280sq ft	(26.0sq m)
Basement:	131sq ft	(12.24sq m)

SERVICES

Mains electricity, water and drainage are connected.

TENURE

A new lease is available for a term to be negotiated.

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RENT

£28,000 pa exclusive

EPC

A rating of E valid until January 2026

RATEABLE VALUE

£16,250 from April 2023

LEGAL COSTS

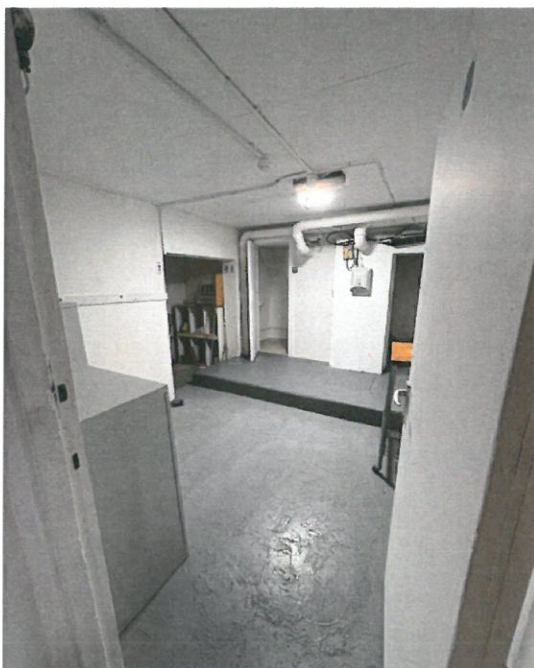
Each party to bear their own legal costs.

VAT

Any figures quoted are exclusive of VAT which will be payable at the prevailing rate

VIEWING

Strictly by access arranged through the Agents: Cliftons 01767 312131 or 600111.



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