

# To Let - Subject to vacant possession

434 Charing Cross, London, WC2



08449 02 03 04

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## Location

The subject unit is situated the northern side of the Strand. Charring Cross (Bakerloo, Northern line and national rail services) is located directly opposite the property, which is at the centre of London.

The property is located near many of London's most recognisable landmarks, including Trafalgar square which is directly west of the property.

Nearby occupiers include Sainsbury's, Three, Jigsaw, Ryman's, Itsu and McDonalds.

## Description

The premises are arranged on the ground floor only with the following approximate dimensions and net internal floor areas:

Floor	Sq ft	Sq m
Ground	414 sq ft	38 sq m

## Lease

Available by way of a new FRI lease for a term to be agreed.

## Rent

Upon Application.

## Timing

Available from October 2020, subject to vacant possession.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £95,000  
**UBR (2021/22):** £0.532p

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

An Energy Performance Certificate has been commissioned and can be made available on request.

## VAT

VAT if applicable will be charged at the standard rate.

## For further information please contact:

### Lewis Sinclair

+44 (0)20 7911 2913

+44 (0)7908 227 966

Lewis.sinclair@avisonyoung.com

### Rob Fraser

+44 (0)20 3196 2203

+44 (0)7894 605513

Rob.fraser@avisonyoung.com

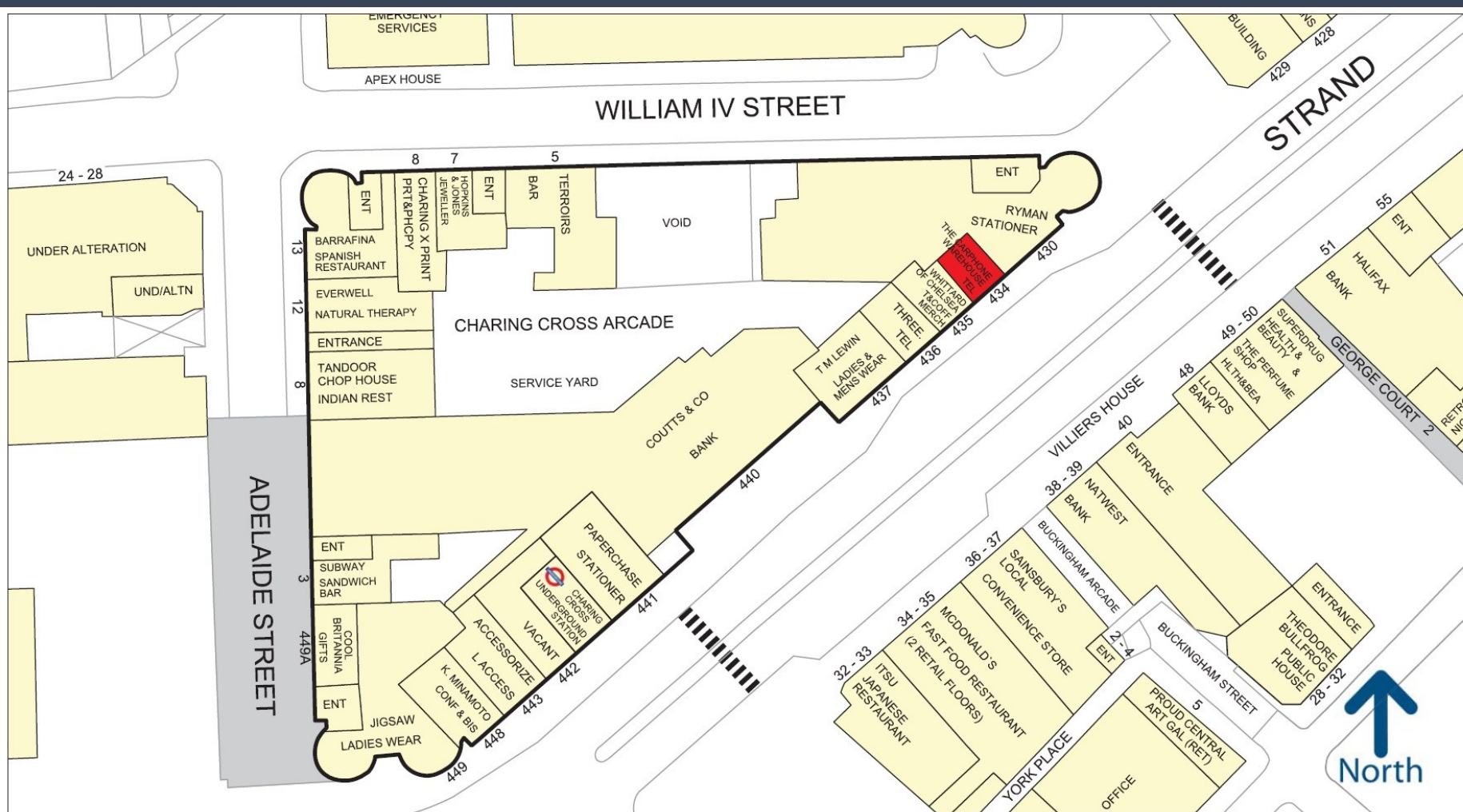
Or our joint agent:-

### Duncan Gilliard

+44 (0)20 7152 5147

Duncan.Gilliard@cushwake.com

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