

SHOP TO LET - NEW LEASE AVAILABLE

Situated within the Coutts Bank Headquarters building 437 Strand is directly opposite Charing Cross National Rail Underground Station and 400 metres east of the world renowned Trafalgar Square. Combined rail and underground passengers exceed 30 million per annum.



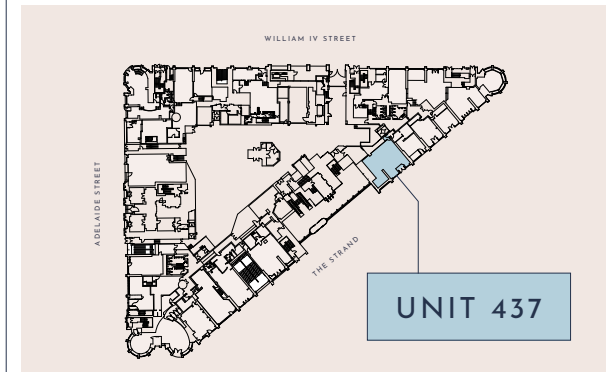
1,147 SQ FT
106.6 SQ M





RETAILERS

- | | |
|------------------------------|-----------------------|
| 1. Waterstones | 12. Lloyds Bank |
| 2. Boots Charing Cross | 13. Superdrug |
| 3. Co-op | 14. Pizza Hut |
| 4. WH Smith | 15. LEON |
| 5. Burger King Charing Cross | 16. Ryman Stationery |
| 6. ITSU | 17. Subway |
| 7. Five Guys | 18. Tandoor Chophouse |
| 8. Gordon's Wine Bar | 19. Barrafina |
| 9. McDonald's | 20. Bancone |
| 10. Sainsbury's | 21. Nutshell |
| 11. Natwest | |



LEASE

A new lease for a term to be agreed, subject to vacant possession
The lease is to be excluded from the security of tenure and compensation provisions of the Landlord Tenant Act 1954 (Part II).

RENT

Upon application.

ACCOMMODATION

Gross Frontage	c. 35 ft	10.7 m
Ground Floor area	1,147 sq ft	106.6 sq m

LEGAL

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

EPC

Available upon request.

BUSINESS RATES

Rateable Value (2017)	£211,000
Rates Payable (2020/21)	£112,252

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP and Avison Young, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. Publication Date: February 2021
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Viewing is strictly by prior appointment with the joint agents.

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