

UNIT 437

SHOP TO LET - NEW LEASE AVAILABLE

440STRAND.CO.UK

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

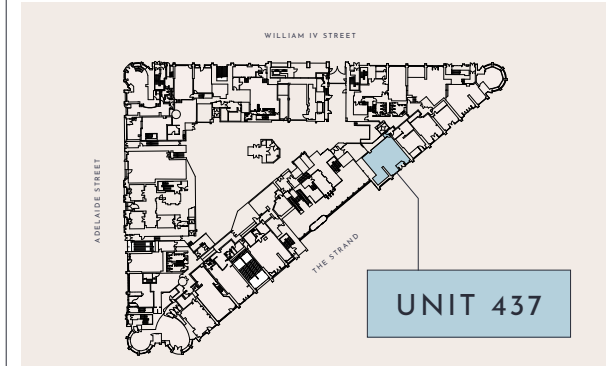
440
S T R A N D





RETAILERS

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



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

Viewing is strictly by prior appointment with the joint agents.



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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991
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