

# Retail | Medical | Office (E Class) TO LET



## 37 Goodge Street, London, W1T 2PU

### Retail | Medical | Office Unit Available (E-Class)

**AREA:** 1,033 sq.ft (96 sq.m) approx. | **RENT:** £60,000 PAX

#### LOCATION:

The property occupies a prime trading location in a high footfall section of Goodge St, situated between the busy intersections of Charlotte Street and Tottenham Court Road. This section of Goodge Street is populated by numerous 'grab and go' food operators.

Nearby occupiers include Ben's Cookies, Blank Street Coffee, Black Sheep Coffee, Leyland and more.

#### DESCRIPTION:

The unit is arranged over ground floor and basement. The basement could potentially be tradable if the staircase at the rear is moved to the front of the building.

**USE CLASS:** A1 - Shops & Office (B1) Use

Regulated by:



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### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	431	40
Basement	602	56
<b>TOTAL</b>	<b>1,033 sq.ft</b>	<b>96 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- Affluent Location
- High Footfall Location
- Fully Glazed Shop Front

**TERMS:** Available on a new FRI lease direct from the landlord.

<b>RENT:</b>	£60,000 PAX	<b>RATES PAYABLE:</b>	Rates payable circa £18,000 per year
<b>VAT:</b>	No VAT	<b>SERVICE CHARGE:</b>	Pro rata
<b>EPC:</b>	Available upon request.	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.

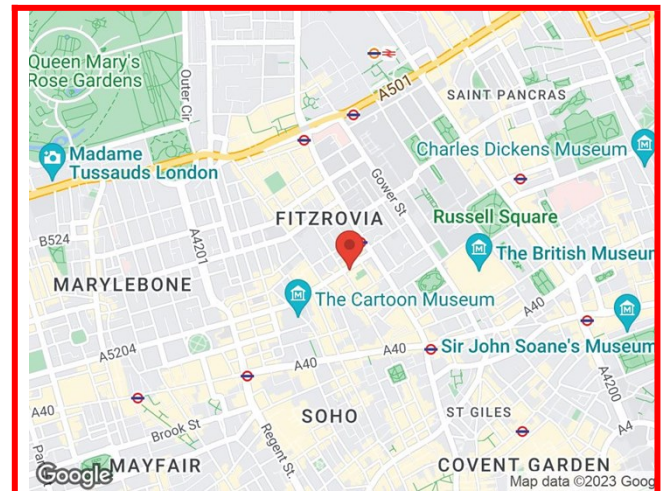
### CONTACT:



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Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course. August 2020



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