



Location

The property occupies a prominent position on one of London's most characterful and charming streets in the heart of Central London.

Lamb's Conduit Street is well known for its distinctive village like environment and diverse independent retail offering. Its contemporary brand mix attracts residents, office workers, domestic and international visitors throughout the week.

The property sits immediately adjacent to La Fromagerie. Nearby retail occupiers include Toast, Sunspel, Original Fibres, Grenson, Oliver Spencer and Folk. Notable F&B occupiers include Noble Rot, Honey & Co and Redemption Roasters.

Accommodation

Ground Floor	606 sq ft	56.32 sq m
Basement	716 sq ft	66.54 sq m
Total	1,322 sq ft	122.86 sq m

Rent

On application

Lease Term

Available on a new lease for a term to be agreed, subject to vacant possession from October 2026. The lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act.

Rates

Rateable Value	£36,500
Rates Payable	£13,943
UBR	0.382

Energy Performance Certificate

Available upon request.

Costs

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

Viewings

Viewings can be arranged in advance via KLM Real Estate.

Contact

Henry Gittins
+44 (0)7557 270 160
hgittins@klm-re.com

Tom Jamson
+44 (0)7769 704 493
tjamson@klm-re.com

