

TO LET  
RETAIL

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**128 EUSTON ROAD,  
LONDON,  
NW1 2AL**

- Desirable location on Euston Road, London, NW1
- Glazed frontage
- Use class E
- NIA 429 sq. ft approx.

## LOCATION

Well-positioned retail unit on Euston Road, London, NW1. Nearby occupiers include: Pret A Manger, Costa Coffee, Pizza Express and several other national and local retailers. The property is situated within the Knowledge Quarter of London, in proximity to several major transport hubs (King's Cross St Pancras, King's Cross and Euston Station), providing easy access to London Underground, National Rail and Eurostar services. The unit benefits from prominent frontage and consistent footfall.

## DESCRIPTION

Self-contained retail unit arranged over ground floor extending to 429 sq. ft net internal area. The subject property benefits from a WC and a kitchenette.

The property benefits from mains gas, electricity, water and drainage.

## ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following Net Internal Area:

128 Euston Road	Sq. m	Sq. Ft
Zone A	30.1	324
Zone B	6.3	68
Office	3.43	37
<b>Total</b>	<b>39.83</b>	<b>429</b>

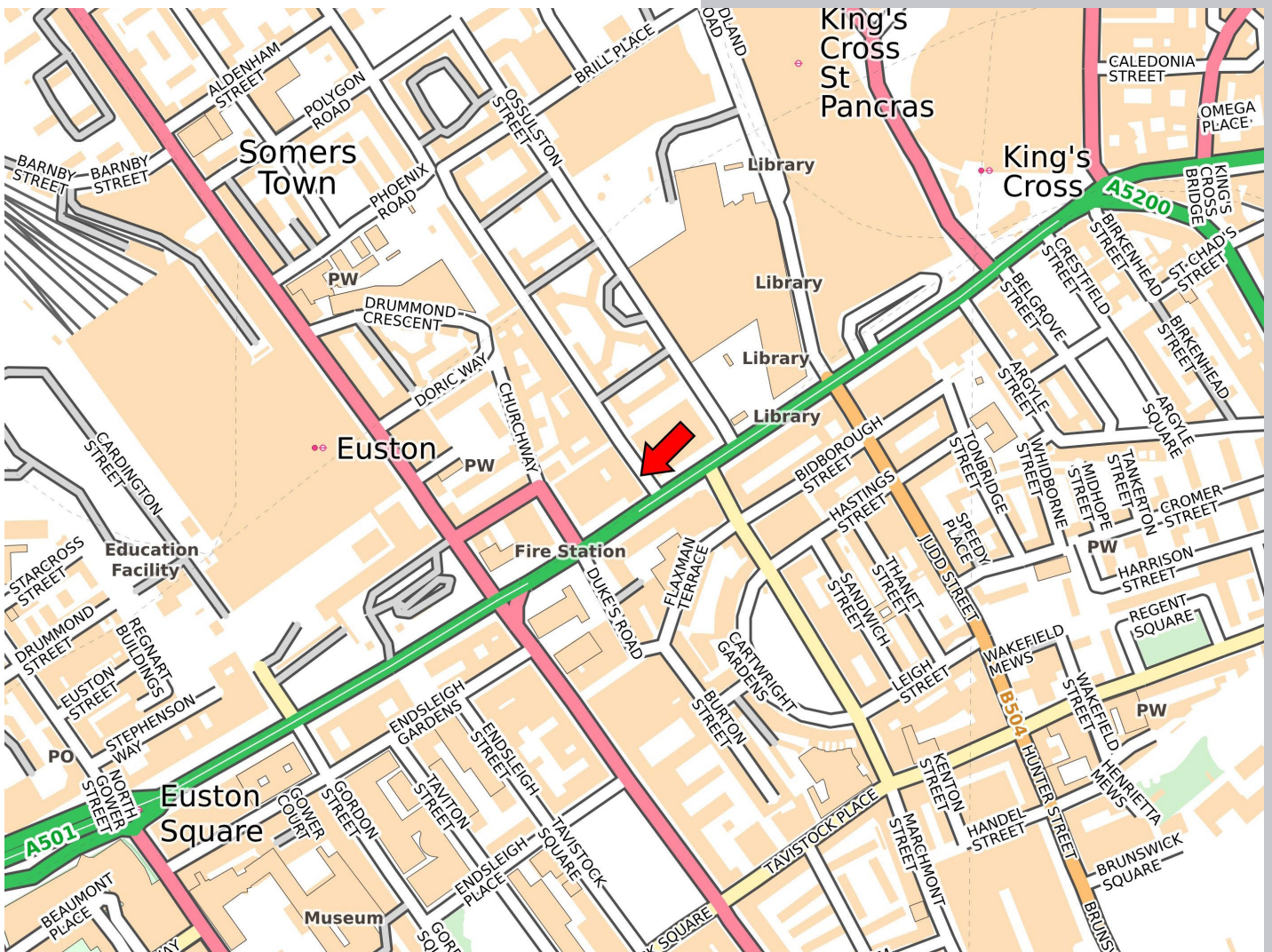
## RATEABLE VALUE

This property has a rateable value of £17,750

Small Business Rate multiplier: 0.499 in the £

Estimated rates payable: £8,850 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.





## TENURE

A new Lease on Full Repairing and Insuring terms.

## QUOTING RENT

£30,000 per annum exclusive

## EPC

Available upon request.

## COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT is applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.

To arrange a viewing please contact:



**KYLE NICHOLLS**  
Chartered Surveyor  
kyle.nicholls@g-s.co.uk  
07810 602 853



**BILLY ROBINSON**  
Graduate Surveyor  
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07471 533 559

### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.