

**SHOP UNIT
TO LET
(A1)**

148 SOUTHAMPTON ROW
LONDON
WC1B 5AG



2,045 Sq Ft (190.05 Sq M)

LOCATION

The unit is located on the east side of Southampton Row. A highly desirable retail parade, nearby occupiers include Starbucks, Costa, Tesco Express and Pret A Manager. The property is just a few minutes' walk from Russell Square.

DESCRIPTION

The premises, currently occupied by a dry cleaners the demise is arranged over the ground and basement floors. There is an exceptional footfall along Southampton Row with a high density of offices and residential buildings in the local area.

020 7222 5511

www.tuckerman.co.uk

35 Old Queen Street
London
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enquiries@tuckerman.co.uk



ACCOMMODATION

The premises are arranged as follows:

<u>Floor</u>	<u>Sq Ft</u>	<u>Sq M</u>
Ground	955	88.75
Basement	1,090	101.30
Total	2,045	190.05

USER

A1

RENT

£42,000 per annum.

SERVICE CHARGE

£550 per annum.

LEASE

A 15 year lease remains expiring in March 2017.

VIEWING

Strictly through joint agents **TUCKERMAN**.

Contact Harry Cormack on (020) 7222 5511

hcormack@tuckerman.co.uk

Tom Shelton on (020) 7222 5511

tshelton@tuckerman.co.uk

or EA SHAW

Neil Davies on (020) 7420 3071

nvd@eashaw.com

Energy Performance Certificate HM Government
Non-Domestic Building

Capri Cleaners
148 Southampton Row
LONDON
WC1B 5AG

Certificate Reference Number:
0230-4903-0322-3020-5040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

Technical Information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	202
Building complexity (NDS level):	3
Building emission rate (kgCO ₂ /m ²):	1102.19

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Benchmarks

Buildings similar to this one could have rating as follows:

- 52 If newly built
- 139 If typical of the existing stock

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