



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

Tuckerman Commercial Limited for themselves and for the vendors or lessors of this property, whose agents Tuckerman Commercial Limited are, give notice, that: 1. These particulars do not form any part of any offer or contract. 2. They are intended to give a fair description of the property, but neither Tuckerman Commercial Limited nor the vendors or lessors accept responsibility for any error they may contain, however caused. Any intending lessee or purchaser must satisfy themselves by inspecting or otherwise as to their correctness. 3. Neither Tuckerman Commercial Limited nor any of their employees has any authority, to make or give any further representation or warranty whatever in relation to this property. 4. All terms quoted are exclusive of Value Added Tax, 5. All floor areas are approximate.

35 Old Queen Street London SW1H 9JA

T 020 7222 5511 F 020 7222 0558

enquiries@tuckerman.co.uk





ACCOMMODATION

The premises are arranged as follows:

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

USER

Α1

RENT

£42,000 per annum.

SERVICE CHARGE

£550 per annum.

LEASE

A 15 year lease remains expiring in March 2017.

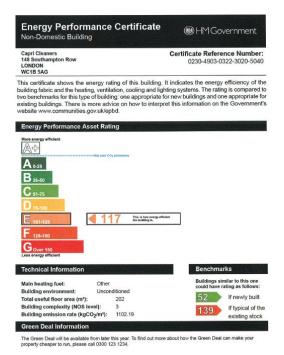
VIEWING

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



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