

PRIME PREMISES TO LET

138 DRUMMOND STREET, LONDON NW1

LOCATION

The property is located on Drummond Street, which is just north of Euston Road and runs between Hampstead Road and North Gower Street.

Operators close by include Sainsbury's, Cost Cutter, Milkman, Fat Fellas, Chutneys and The Crown & Anchor.

ACCOMMODATION

The premises are arranged over ground and basement floors, offering the following approximate areas:

Ground Floor	596 sq/ft
Basement	772 sq/ft
Total	1,368 sq/ft

LEASE

The premises are to be made available on a new lease for a term to be agreed.

RENT

£27,500 per annum exclusive.

USE

Within Class E of the Use Classes Order. A variety of uses will be considered.



RATES

Rateable Value 23/24: £19,000

Rates Payable 23/24: £9,170 per annum

The above figures may be subject to rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS

The incoming tenant is to pay the landlord's reasonable legal costs in connection with the transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents Blanchflower Lloyd Baxter:

Oliver Fowler

Email: ofowler@blb.uk.com

Tel: 07900 217624

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

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