

# PRIME SHOP TO LET 3 BLOOMSBURY STREET LONDON, W1

## LOCATION

The premises are located in a busy position on Bloomsbury Street, next to the junction with New Oxford Street and close to Great Russell Street and the British Museum.

Operators in close proximity include Pret a Manger, James Smith & Sons, Bookmarks, Oxfam Bookshop, Bloomsbury Street Kitchen, Radisson Blu Hotel and The Bloomsbury Hotel.

## ACCOMMODATION

The premises are arranged over ground and basement floors, providing the following approximate areas.

Ground Floor	598 sq/ft
Basement	707 sq/ft
Total Area	1,305 sq/ft

## RENT

£58,500 per annum exclusive.

## LEASE

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

## USE

The premises currently has an E Class Use. A variety of uses will be considered.



## RATES

Rateable Value           £31,500  
Rates Payable 24/25   £15,719 per annum

Please note that interested parties may qualify for rates relief. Interested parties to make their own enquiries with the Local Authority.

## LEGAL COSTS

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

## EPC

Available on request.

## VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler  
Mob: 07900 217624  
Email: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)



50 metres

Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366



Experian Goad Plan Created: 20/11/2024

Created By: Blanchflower Lloyd Baxter

For more information on our products and services:

[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)