

PRIME SHOP LEASE FOR SALE

61 Tottenham Court Road, W1



Location

The shop is located in a busy position on the west side of Tottenham Court Road, close to the junction with Goodge Street. Nearby occupiers include **Oliver Bonas, Marks & Spencer, Argos, Paperchase** and **Boots**. **Tottenham Court Road Underground Station /Cross Rail** and **Goodge Street Underground Station** are both in very close proximity.

Lease

The lease is held for a term expiring in March 2027 subject to a rent review in March 2022 at a passing rental of **£82,500 per annum exclusive**. The lease is outside the protection of the Landlord and Tenant Act 1954.

Accommodation

Frontage	16 ft	4.88 m
Shop Depth	40 ft	12.13 m
Ground Floor	591 sq ft	54.9 sq m
Basement	558 sq ft	51.8 sq m

Rates

No rates are payable until at least April 2021, then approximately £30,000 per annum thereafter.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

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