

# PRIME SHOP TO LET

## 39 Great Russell Street, WC1



### Location

The shop is located in a prime position opposite The British Museum close to operators including **TAS Restaurant, Café Babka, Munchkins Bakery, Tea & Tattle** and **Arthur Probsthain**. **Holborn** and **Tottenham Court Road** Underground Stations are located close by.

### Lease

The premises are available to let on a new lease for a term to be agreed at a rental of **£58,500 per annum exclusive**, outside the provisions of the Landlord and Tenant Act 1954.

### Accommodation

Ground Floor .....	480 sq ft .....	44.6 sq m
Basement .....	127 sq ft .....	11.7 sq m

### Rates

Rateable Value .....	£42,250
Approx. Rates Payable .....	£21,632 pa

### Legal Costs

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

### Contact

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