

PRIME CLASS E PREMISES TO LET

14 Villiers Street, London, WC2



Location

The premises are situated in a prime location, being on the west side of Villiers Street adjacent to the **Price Waterhouse Coopers Headquarters**, with nearby traders including **Five Guys, Thunderbird, All Bar One, Kingdom of Sweets, Pret a Manger, Costa, Starbucks,** and **Champagne Charlie's Wine Bar**. There is a direct escalator link to the concourse level of **Charing Cross Station** immediately to the right of these premises.

Villiers Street is a major food and drink thoroughfare with an extremely **high footfall** throughout the day and evening. It directly links **Charing Cross Mainline and Underground Station on The Strand** with **Embankment Underground Station** by the River Thames. **Waterloo Station** is also within close proximity bringing thousands of daily commuters from across the River.

Footfall

Weekly footfall counts regularly undertaken in Villiers Street show that pedestrian traffic is near to pre-pandemic levels - further details on request.

Accommodation

The premises are arranged on ground floor only having the following approximate dimensions: -

Net Frontage	30ft	9.14m
Floor Area	1840 sq ft	171 sq m

It may be possible to combine the unit with the adjoining premises, if required.

Tenure

The premises are available on a new lease for a term to be agreed, outside the Landlord & Tenant Act 1954. Short term licences/pop-up stores will also be considered for this unit.

Rent

Offers in excess of £150,000 per annum exclusive are invited.

Rates/Service Charge

Rates payable likely to be c.£97,000 following re-assessment after occupation. For the year 2023/2024, this figure may be reduced to c.£24,250 by way of the Retail, Hospitality and Leisure Relief discount of 75%. Interested parties are advised to verify this information with the Valuation Office and the City of Westminster Rating Department. The estimated service charge for this unit is £8,640 pa.

Contact

To request a viewing or more information please contact:

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