

**PRIME LONDON
FLAGSHIP RETAIL
SPACE TO LET**

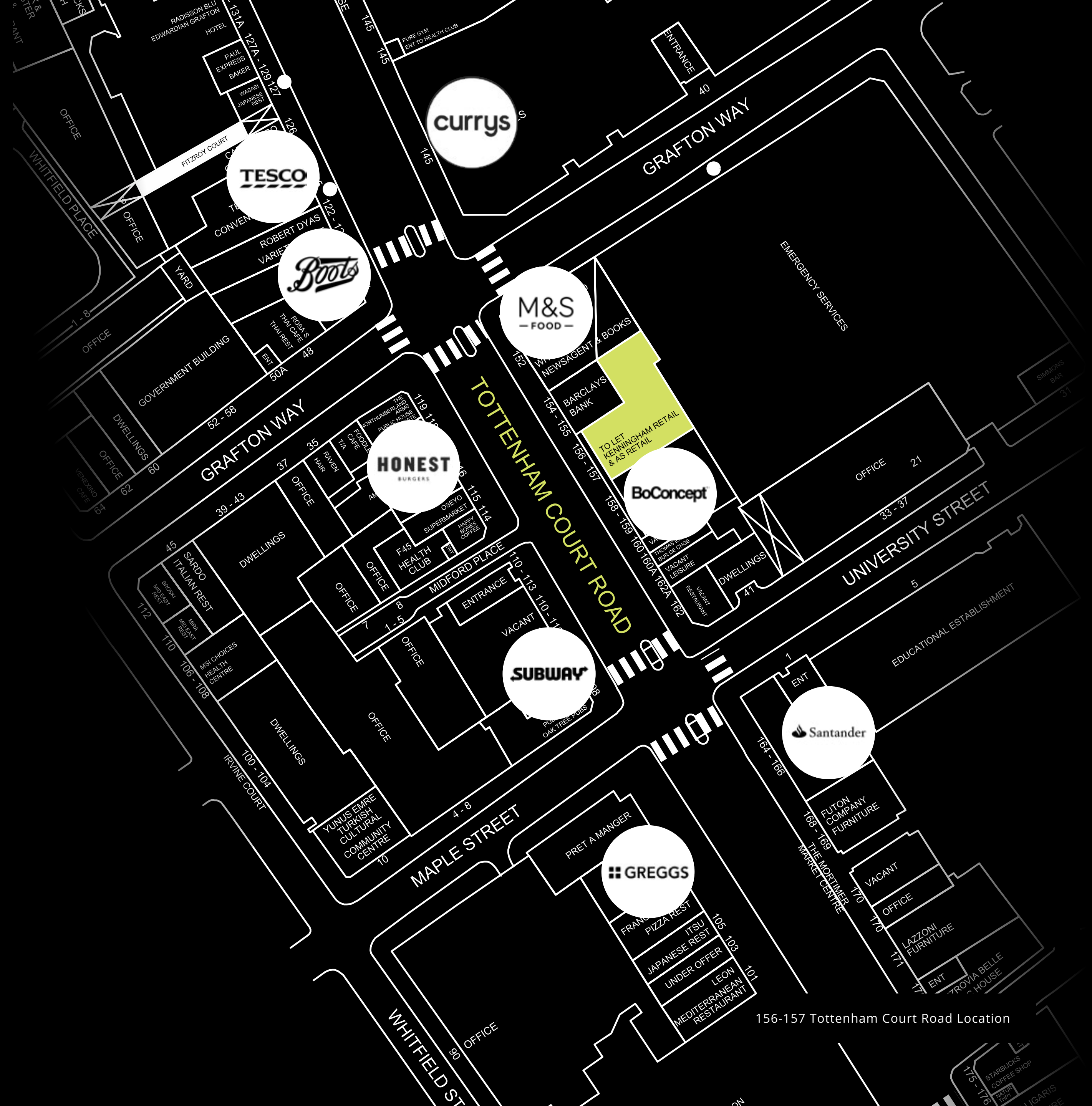
2517 SQ FT (235 SQ M)



156-157 TOTTENHAM COURT ROAD, LONDON W1

ATTRACTING 45 MILLION VISITORS THIS YEAR

Visitors to or from Tottenham Court Road



156-157 Tottenham Court Road Location

SPECIFICATIONS

AREA

The unit is arranged over ground floor only comprising an area of approximately 2,517 sq ft (235 sq m). Current configuration shown with non-structural walls that can be easily removed.

USE

The permitted use is for retail or financial services (betting shops are prohibited).

TERMS

Assignment of the current lease which expires in December 2028 (with 1954 Act renewal rights).

BUSINESS RATES

Rateable Value: £157,000.*

SERVICE CHARGE

Estimated to be £5,084 for the current year.

EPC

The property has an EPC rating of D.

RENT

£245,000 pax.

*UBR of 53.2p - Subject to your own enquiries.



FLOOR PLAN

See above floor plan.

FLOOR TO CEILING HEIGHTS

Finished floor to slab **4.47m**

Finished floor to underside of beam **3.87m**

YOUR EXPANSIVE CANVAS



10M

Prime Frontage Along
Tottenham Court Road

10 MINUTE WALK

From Tottenham Court
Road Station

HIGH SPEC

Led Lighting, High Ceilings,
and Much More

ALL ENQUIRIES PLEASE CONTACT

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Anti-Money Laundering Regulations. Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.