

Lease for Sale



RETAIL

87/88 STRAND LONDON, WC2

LOCATION

The shop is located in a central position on the southern side of the **Strand**, between the junctions with Adam Street and Carting Lane.

Retailers in the immediate vicinity include **Savoy Taylors Guild, Boots and Carphone Warehouse.**

ACCOMMODATION

The property is arranged over ground and basement floors comprising the following approximate dimensions and net internal floor areas: -

Net Frontage	-	10.66 m	(34 ft 10 ins)
Gross Frontage	-	12.44 m	(40 ft 10 ins)
Shop Depth	-	16.96 m	(55 ft 8 ins)
Ground Floor	-	169.91 sqm	(1,829 sq ft)
Basement - Ancillary	-	47.28 sqm	(509 sq ft)
Basement - Vaults	-	13.56 sq m	(146 sq ft)
Total	-	230.75 sqm	(2,484 sq ft)

TENURE

The premises are held by way of a full repairing and insuring lease for a term of fifteen years expiring January 2018. The passing rent is **£190,000** per annum exclusive of rates, service charge and VAT, subject to an outstanding rent review effective January 2008.

The Lease is contracted inside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

RATES

We are verbally advised the premises has been assessed for rating purposes as follows: -

Rateable Value (2005):	£167,000
Uniform Business Rate (09/10):	48.5p in the £
Rates Payable (09/10):	£80,995

Interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own and other associated costs incurred in this transaction.

TIMING

The premises are available for immediate occupation.

VIEWING

Viewing is strictly by appointment through sole letting agents, **Cushman & Wakefield** Ref:

Matthew Hyland

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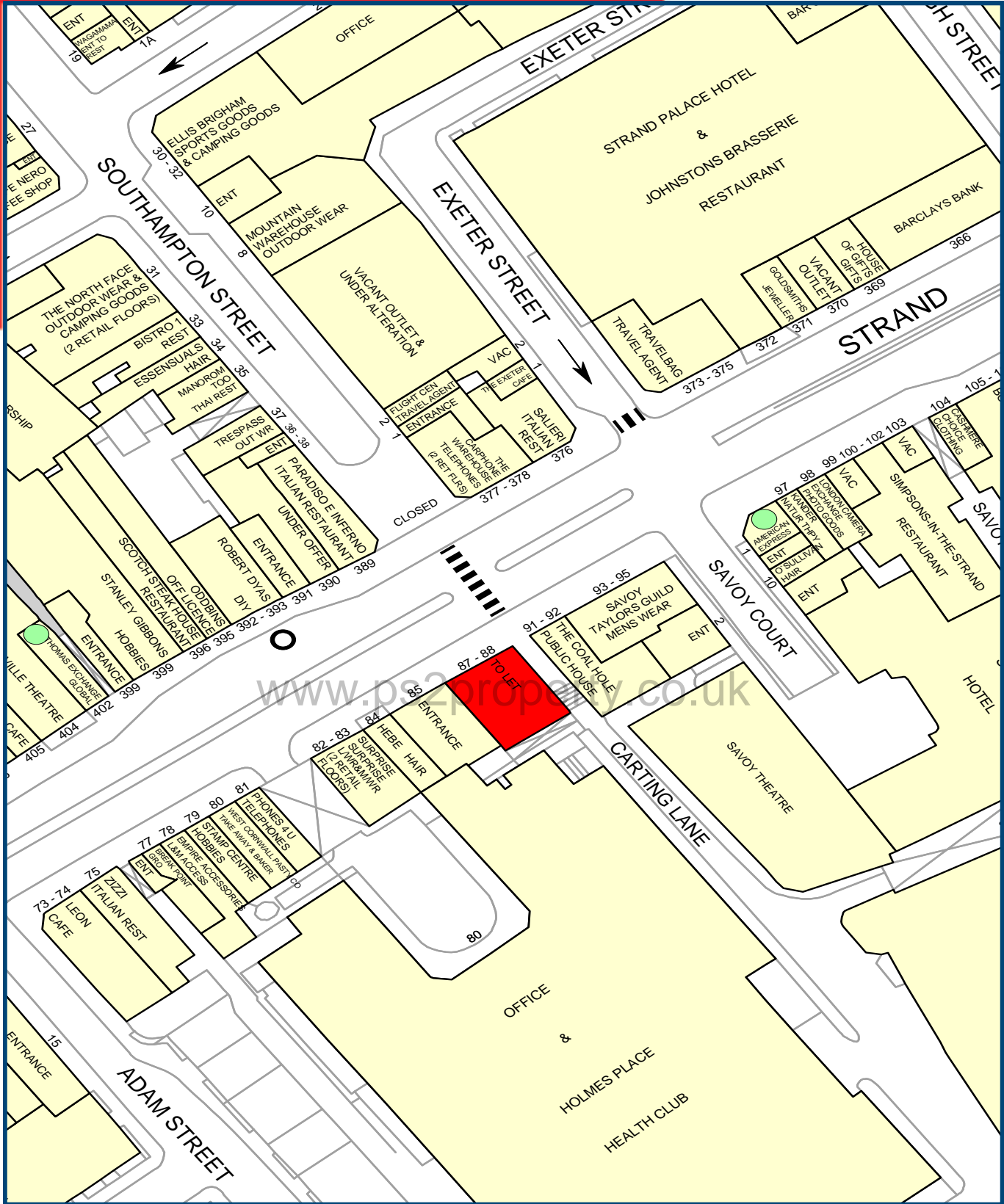
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Misrepresentation Act 1967 and Property Misdescriptions Act 1991
See important notice overleaf.

STRAND



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