

55 Marchmont Street, London, WC1N 1AP

Shop and Basement to Let



Location

Euston is a vibrant and bustling area located in the heart of London and the property is situated just a short walk from Euston tube and rail Station. The nearby Euston Road is a prime retail and commercial hub, home to a diverse mix of local and national operators including Pret A Manger, Tesco Express, Sainsbury's, and Starbucks. This dynamic location offers excellent transport links and a thriving community atmosphere.

Accommodation

The property is a street level retail unit arranged over Ground Floor and basement with an external seating or yard space at the rear and having previously traded as a Café. The property has just become vacant and is available immediately.

Our client advises that the shop area comprises approx. **957.23 sq ft** of which approx. 346.6 sq ft is street level trading space with the remainder basement seating and storage. Measurements are subject to verification.

Lease

The property is available on a new FRI lease directly from the landlord, for a term to be agreed.

Rent

The landlord has instructed us to quote a rent of **£34,000** per annum, exclusive of VAT which is not payable for this property. Inducements may be available subject to lease terms and tenant covenant strength. A rent deposit may also be required.

Rates

We understand that the current Rateable Value (Shop & Premises) is: **£19,000**
The multiplier for 2024/25 is 49.9p – rates payable are approx: **£10,625** although prospective tenants must make their own enquiries with the local authority.

Legal Costs

Each party shall bear its own costs in this transaction.

Viewing

Viewings are strictly by appointment only. Please reach out to the retained agent(s) below to schedule a viewing.

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