

A1 SHOP TO LET – AVAILABLE  
ON A WHOLE OR SPLIT BASIS

**LONDON W1 – 185 -186 TOTTENHAM COURT ROAD**

GREAT  
PORTLAND  
ESTATES



**Location**

The unit is located on Tottenham Court Road, in close proximity to both, Goodge Street, and Tottenham Court Road underground stations.

The area benefits from a variety of lifestyle and food brands such as Habitat, Heals and Franco Manco.

**Lease**

The premise is offered by way of new effective full repairing and insuring lease for a term to be agreed.

The lease will be contracted outside of the security of tenure of the Landlord and Tenant Act 1954, subject to five yearly upward only rent reviews.

**Accommodation**

The premise comprises the following approximate net internal floor areas on a split basis:

**185 Tottenham Court Road:**

663 ft<sup>2</sup>            62 m<sup>2</sup>  
Basement:  
683 ft<sup>2</sup>            63 m<sup>2</sup>  
Total:  
1,346 ft<sup>2</sup>        125 m<sup>2</sup>

**186 Tottenham Court Road:**

677 ft<sup>2</sup>            63 m<sup>2</sup>  
Basement:  
589 ft<sup>2</sup>            55 m<sup>2</sup>  
Total:  
1,266 ft<sup>2</sup>        118 m<sup>2</sup>

**Rates payable**

Rateable value  
£179,000  
Rates payable (2017/2018)  
£89,321  
Subject to confirmation.  
Further details are available  
from [www.voa.gov.uk](http://www.voa.gov.uk)

**Rent on a split basis**

£110,000 per annum exclusive.

**Legal costs**

Each party to bear its own costs.

Nearby occupiers

habitat®

RAFT

feather  
& black

HEALS since 1810

EAT.



Experian Goad Plan  
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 Ordnance Survey 100017316

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