



Unit K1 The Brunswick Centre London

Fully fitted A1 unit to
assign or potential
franchise to purchase

Prime lease for sale

(Subject to relocation)

Location

Located within the Brunswick Centre, a key retail and leisure provision in Bloomsbury. Situated in a prime position close to the scheme entrance and Russell Square Underground Station.

Nearby occupiers include Carluccio's, Leon, Itsu, Patisserie Valerie, Starbucks, Giraffe, Nando's, Tossed, Pret A Manger, Tortilla and Franco Manca.

Description

The property comprises a prime retail unit with sales accommodation on ground floor. There are two remote storage areas of approx. 130 sq ft combined and a provision for outdoor seating (12 tables and 24 chairs).

Rent

£75,000 per annum exclusive

Tenure

The property is available by way of an assignment of the existing lease expiring March 2022.

Accommodation

Approximate net internal areas:

Ground Floor 673 sq ft 62.52 sq m

Total: 673 sq ft 62.52 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Premium

Nil

Business Rates

Rateable Value	£58,000
Rates Payable (19/20)	£28,594

Interested parties should make their own enquiries with Camden London Borough Council (020 7974 4444).

VAT

All figures are quoted exclusive of VAT, if applicable.

EPC

The Energy Performance Certificate for the unit is available upon request.

Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

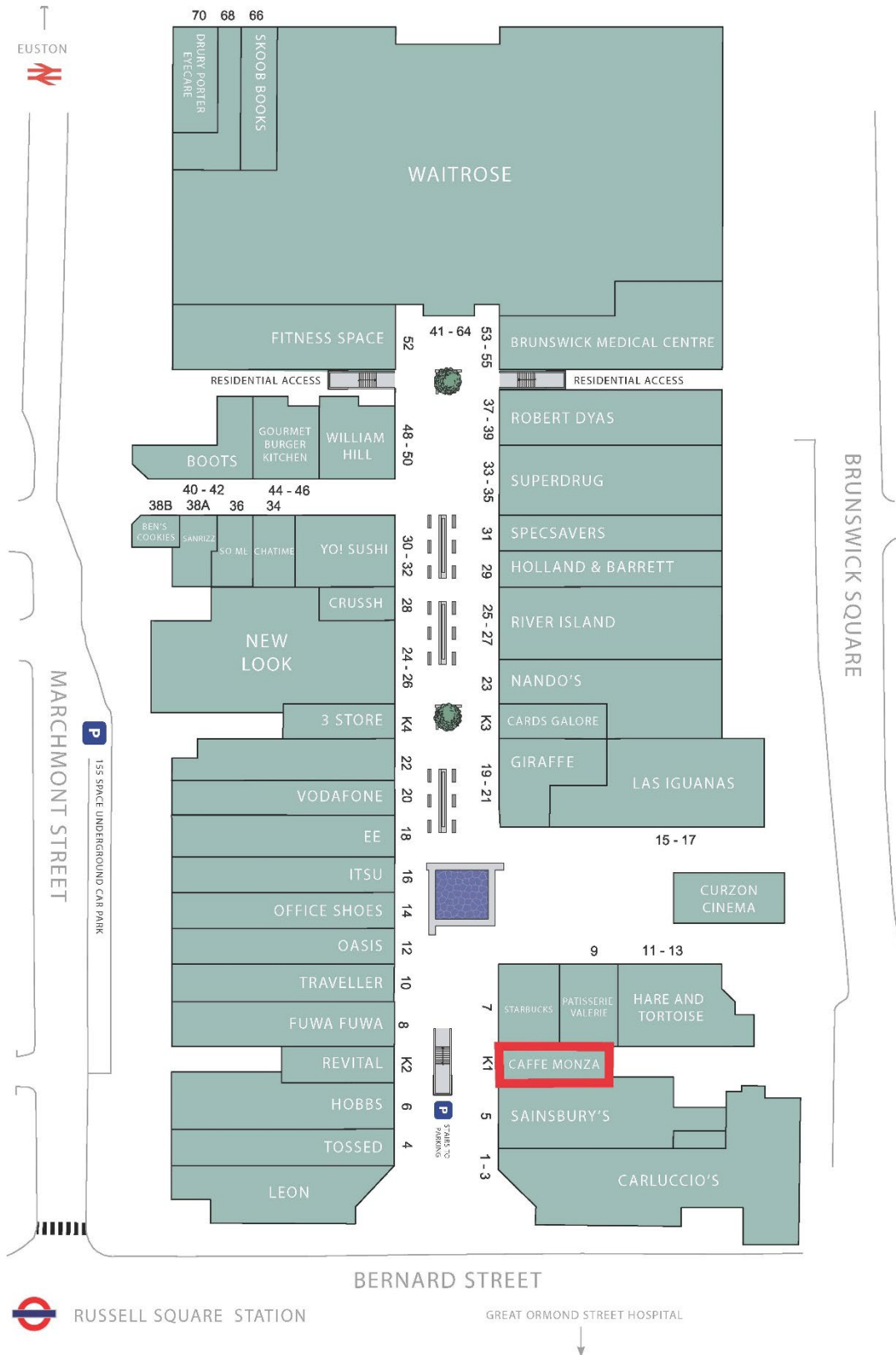
Subject to contract

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