



# 60 Strand

London, WC2N 5LR

## Rent

Offers in the region of £380,000 per annum.

## Accommodation

Approximate dimensions and net internal floor areas are as follows:

<u>Net Frontage</u>	<u>74 ft 6 in</u>	<u>22.71 m</u>
<u>Ground Floor Sales</u>	<u>1,583 sq ft</u>	<u>147.07 sq m</u>
<u>Lower Ground Sales</u>	<u>2,037 sq ft</u>	<u>189.24 sq m</u>
<u>First Floor Sales</u>	<u>1,360 sq ft</u>	<u>126.35 sq m</u>
<u>Basement Stock</u>	<u>1,997 sq ft</u>	<u>185.53 sq m</u>
<b>Total:</b>	<b>6,977 sq ft</b>	<b>648.19 sq m</b>

It may be possible to lease just the ground, lower ground and basement floors. There is also the option of an additional 1,620 sq ft (150.5 sq m) of space at first floor. Further details on request.

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

## Property Highlights

- Superb frontage
- 3 potential sales/dining floors
- Prime restaurant / shop to let
- Theatre Land' location

## Location

The property lies on the southern side of Strand in the central section. Charing Cross Station is close by together with the Adelphi, Vaudeville and Savoy Theatres and various hotels. Restaurants in the vicinity include Frankie & Benny's, Salieri, The Real Greek, Zizzi, Byron, and Bella Italia and Pizza Hut sit either side of the property. McDonalds and Itsu lie adjacent to Charing Cross Station.

## Description

The property forms part of a handsome wide fronted building with rear servicing and natural light on three sides on the upper floors. Servicing is via Durham House Street to the rear. The accommodation is arranged over ground, first, lower ground and basement floors.

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

*Subject to contract.*

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# NEWMARK

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## VAT

The rent will be exclusive of VAT, if applicable.

## Business Rates

Rateable Value. To be re-assessed

Rates Payable (22/23)

Interested parties should make their own enquiries with Westminster City Council.

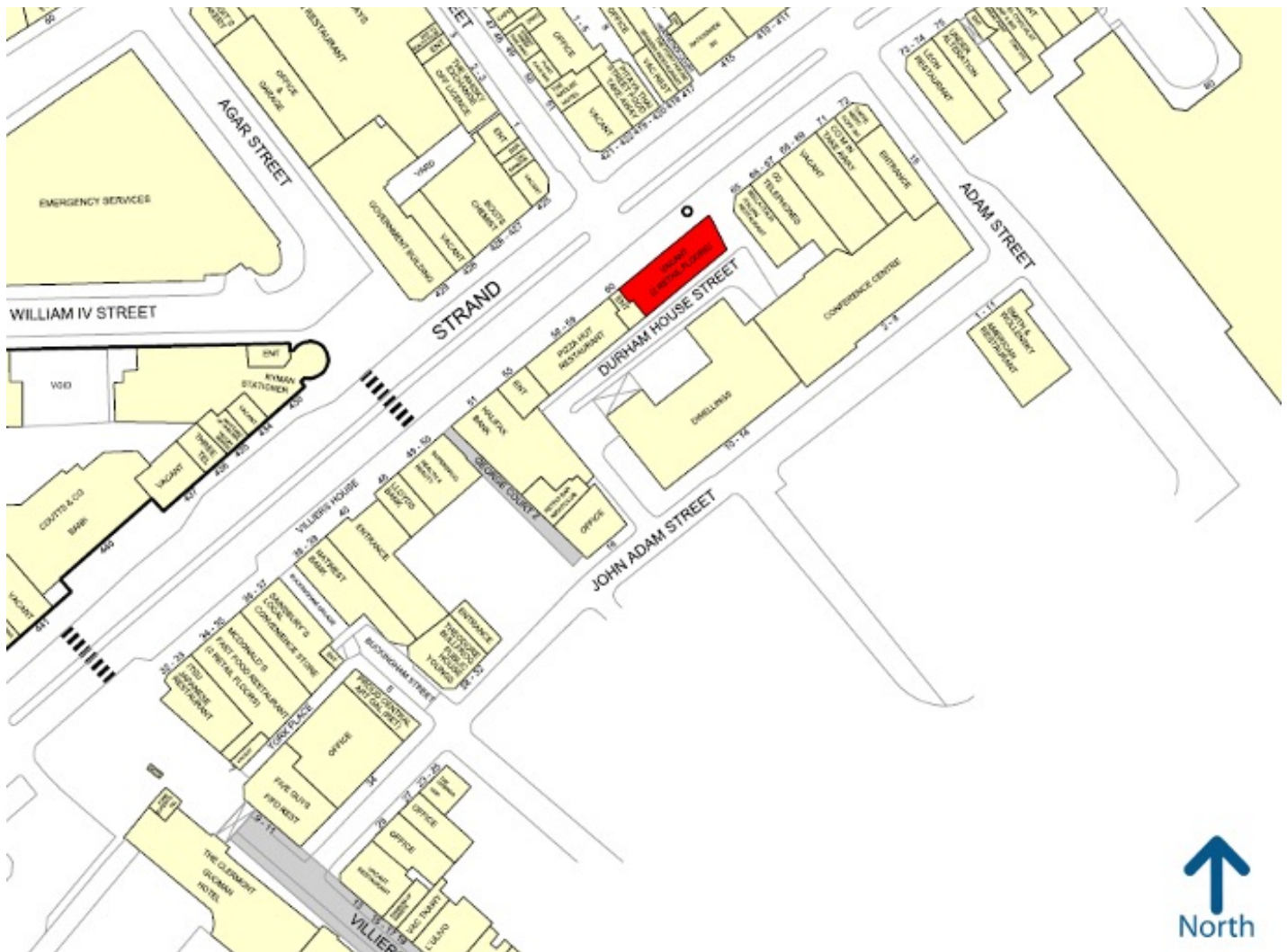
## Tenure

The property is available on a new lease for a term to be agreed.

## EPC

The EPC rating for the premise is D-84. Full Energy Performance Certificate available upon request.

## Location Map



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