

SHOP TO LET

Former Ticket Office, Northern Line booking hall, Charing Cross Underground Station



Location

Charing Cross is a central London railway terminus in the City of Westminster. It is the fifth busiest rail terminal in London and operates the Bakerloo and Northern line and National Rail. The station is in travel card zone 1 and had a footfall in 2015 of 20.69 million. The subject unit is located in the Northern Line ticket hall which is currently being modernised. The ticket hall is due to reopen in July 2017.

Description

The subject unit is the former ticket office which has been redeveloped into new retail space. It sits adjacent the ticket machines and has great visibility when entering and exiting this ticket hall. We understand it will be handed over in shell condition with capped off services. The unit will have a glazed shop front installed by the landlord.

Lease

The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break.

Rent

The rent payable will be the higher of an agreed percentage of turnover net of VAT or a base rent of £150,000, and will be exclusive of rates.

Accommodation

Total	1,238 sq ft	115 sq m
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Rates

Interest parties are advised to check with the local council with regards to business rates. The unit is newly created and will therefore need to be assessed for rates.

Service Charge

The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

An EPC has been requested from the landlord and will be provided in due course.

Offers and Deadline

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **Friday 21st April 2017**.

For more information, please contact:

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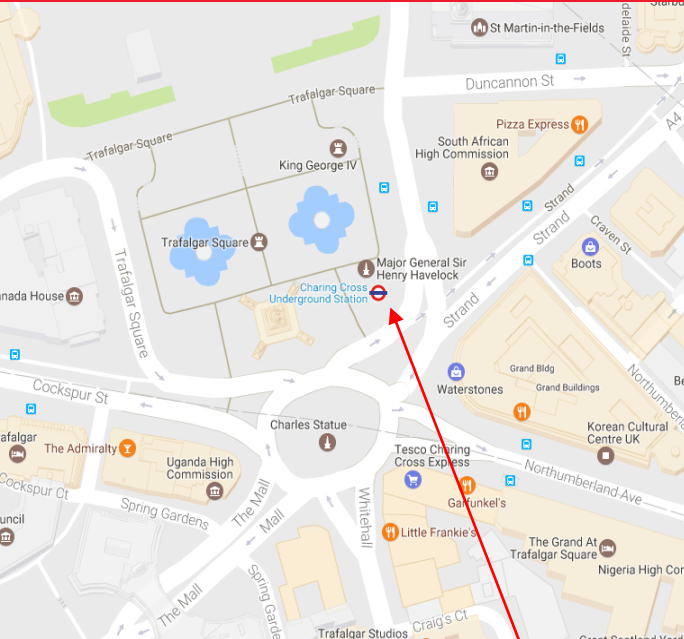
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