

SHOP TO LET - NEW LEASE AVAILABLE

440STRAND.CO.UK

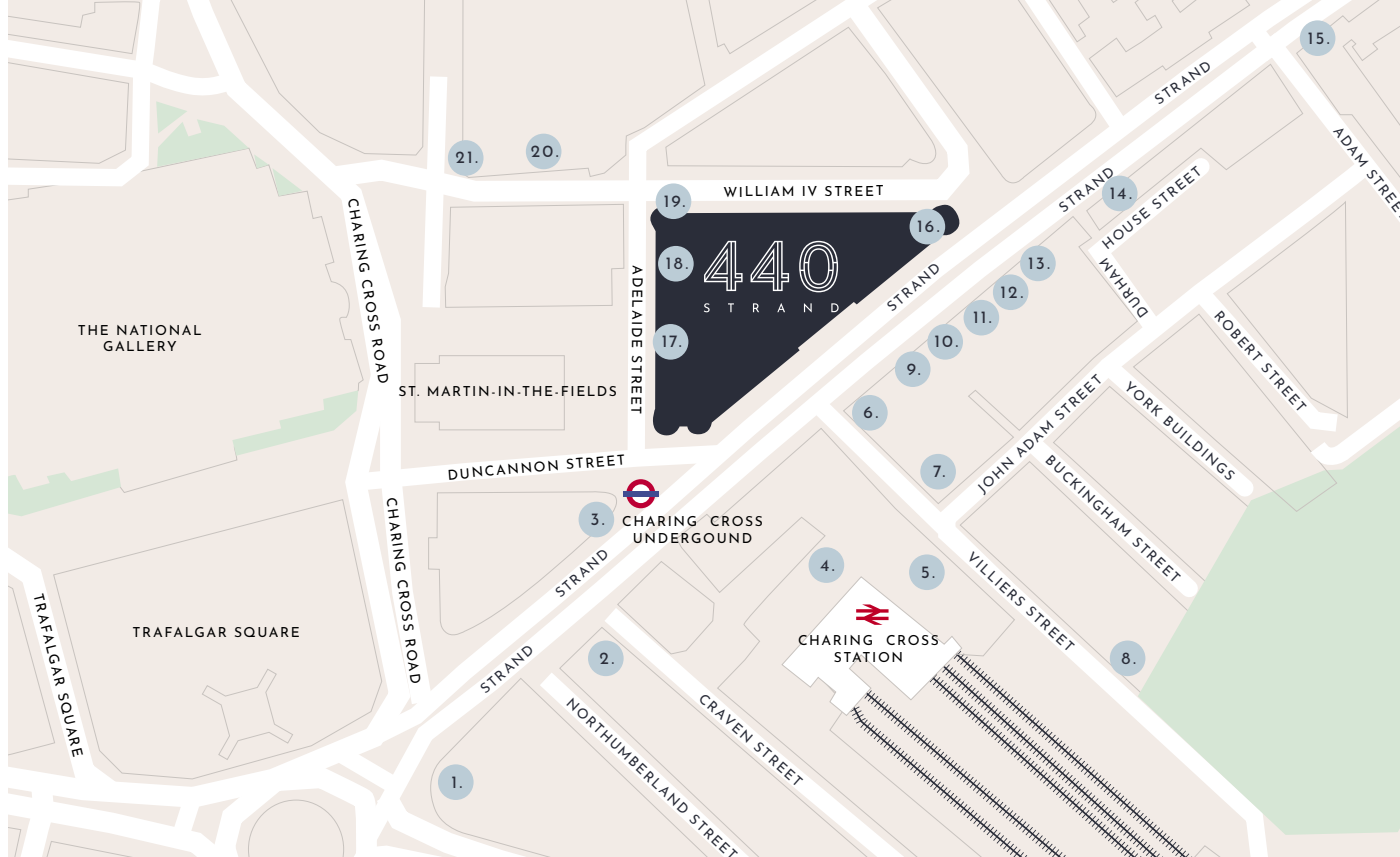
Situated within the Coutts Bank Headquarters building 434 Strand is directly opposite Charing Cross National Rail Underground Station and 400 metres east of the world renowned Trafalgar Square. Combined rail and underground passengers exceed 30 million per annum.



414 SQ FT
38 SQ M

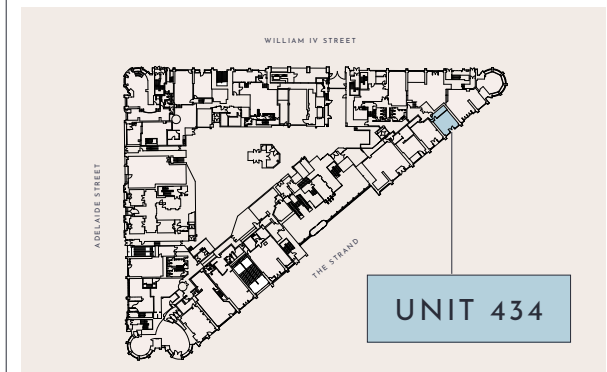
440
S T R A N D





RETAILERS

- | | |
|------------------------------|-----------------------|
| 1. Waterstones | 12. Lloyds Bank |
| 2. Boots Charing Cross | 13. Superdrug |
| 3. Co-op | 14. Pizza Hut |
| 4. WH Smith | 15. LEON |
| 5. Burger King Charing Cross | 16. Ryman Stationery |
| 6. ITSU | 17. Subway |
| 7. Five Guys | 18. Tandoor Chophouse |
| 8. Gordon's Wine Bar | 19. Barrafina |
| 9. McDonald's | 20. Bancone |
| 10. Sainsbury's | 21. Nutshell |
| 11. Natwest | |



LEASE

A new lease for a term to be agreed, subject to vacant possession
The lease is to be excluded from the security of tenure and compensation provisions of the Landlord Tenant Act 1954 (Part II).

RENT

Upon application.

ACCOMMODATION

Gross Frontage	18.7 ft	5.7 m
Shop Depth	24.6 ft	7.5 m
Ground Floor area	414 sq ft	38 sq m

LEGAL

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Available upon request.

BUSINESS RATES

Rateable Value (2017)	£95,500
Rates Payable (2020/21)	£50,806

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP and Avison Young, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction Regulated by the Royal Institution of Chartered Surveyors. October 2021.

Viewing is strictly by prior appointment with the joint agents.

**AVISON
YOUNG**

ROB FRASER
020 7911 2913
rob.fraser@avisonyoung.com

LEWIS SINCLAIR
07908 227 966
lewis.sinclair@avisonyoung.com

**CUSHMAN &
WAKEFIELD**

DUNCAN GILLIARD
07881 501 164
Duncan.Gilliard@cushwake.com

FREDDIE STEEL
07885 239 688
freddie.steel@cushwake.com