

SHOP LEASE FOR ASSIGNMENT LONDON, BLOOMSBURY WC1 UNIT 16 THE BRUNSWICK CENTRE



LESLIE PERKINS

CHARTERED SURVEYORS

CONFIDENTIAL STAFF UNAWARE

LOCATION

The Brunswick Centre is located in the heart of Bloomsbury close to Russell Square tube station. The centre is anchored by Waitrose and a 155 space NCP car park. The unit is located in a prime position in the centre of the mall between **Office shoes** and **LK Bennett** with other retailers nearby including **Hobbs, Oasis, Space NK, French Connection, River Island** and **New Look**. The centre also contains a number of good quality bars and restaurants including **Carluccios, Apostrophe, Giraffe, Nandos** and **Yo Sushi**.

ACCOMMODATION

The property is arranged on ground and basement levels providing the following approximate dimensions and net internal floor areas:-

Gross Frontage	18 ft 0 ins	5.49 m
Internal Width	17 ft 11 ins	5.46 m
Shop Depth	109 ft 9 ins	33.46 m
Ground Floor Sales Area	1,813 sq ft	168.43 sq m
Basement Ancillary	476 sq ft	44.22 sq m

LEASE

The shop is held on an effectively full repairing and insuring lease for a term of 10 years from 24 June 2006 at a current rent of £90,000 pa exclusive, subject to review with effect from 24 June 2011. Any increase in the rent level is not anticipated.

TERMS

Nil premium offers are invited for the benefit of the existing lease.



RATES

We understand that the rates assessment for the property is as follows:

Rateable Value	£48,500
UBR 2011 / 2012	£43.3p
Rates Payable 2011 / 2012	£21,000

Interested parties are advised to make their own enquiries with the local authority for verification purposes.

LEGAL COSTS

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

VIEWING

Staff are unaware any viewing is to be strictly by appointment through Leslie Perkins:-

Guy Maude

Tel: 020 7478 4307

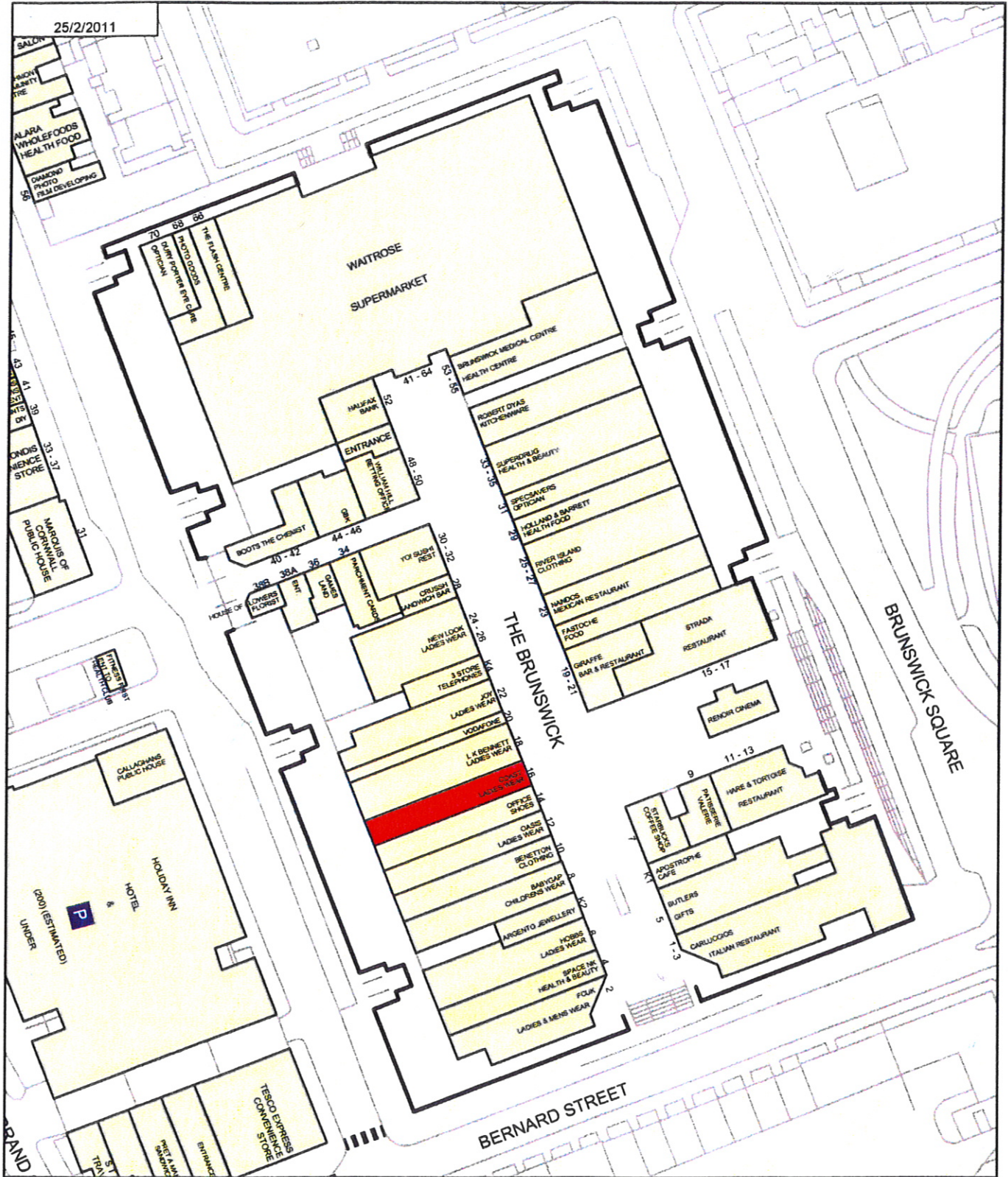
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

All rents and prices quoted are exclusive of VAT unless otherwise stated.



50 metres