



TO LET

Retail, Coffee or Grab & Go Opportunity
Northern Line Booking Hall, Charing Cross
Station, London, WC2N 5DR



 The TfL Property
Company

Charing Cross is a central London railway terminus in the City of Westminster. It is one of the busiest rail terminals 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 2023 of 14.5 million people.

The subject unit is in the Northern Line ticket hall which is currently being modernised. Changes will include better lighting, security and configuration around the ticket barriers and escalators as well as this new retail unit.

Zone 1

Northern & Bakerloo Lines

14.5million

Annual Station Footfall



Description:

The unit has a straightforward configuration and will be handed over in shell condition with capped services. The unit is situated by the ticket machines therefore benefitting from strong visibility and passing footfall.

Unit Size:

1,238 sq ft (115 sq m).

Services:

Power (100 A TPN), Water & Drainage.

Usage:

Retail, Coffee or Grab & Go Uses.

Lease:

5 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

Rent:

The rent payable to be a base rent of £85,000 per annum or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

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

Offers:

Interested parties will be expected to provide a full business case with financials.

ALL ENQUIRIES:

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