



TO LET – RETAIL UNIT

NORTHERN LINE BOOKING HALL, LONDON, WC2N 5DR

To Let:

- Great visibility when entering and exiting the station via the escalators
- The station will serve those living in the area and bring a new point of connection to London's iconic tourist area, with many things to such as visit theatres and museums in the area.
- A prominent position opposite the station entrance and adjacent to the ticket barriers.
- Highly visible unit that directly captures footfall entering and exiting the station.
- Opportunity to capitalise on commuter trade

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 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.

London Underground

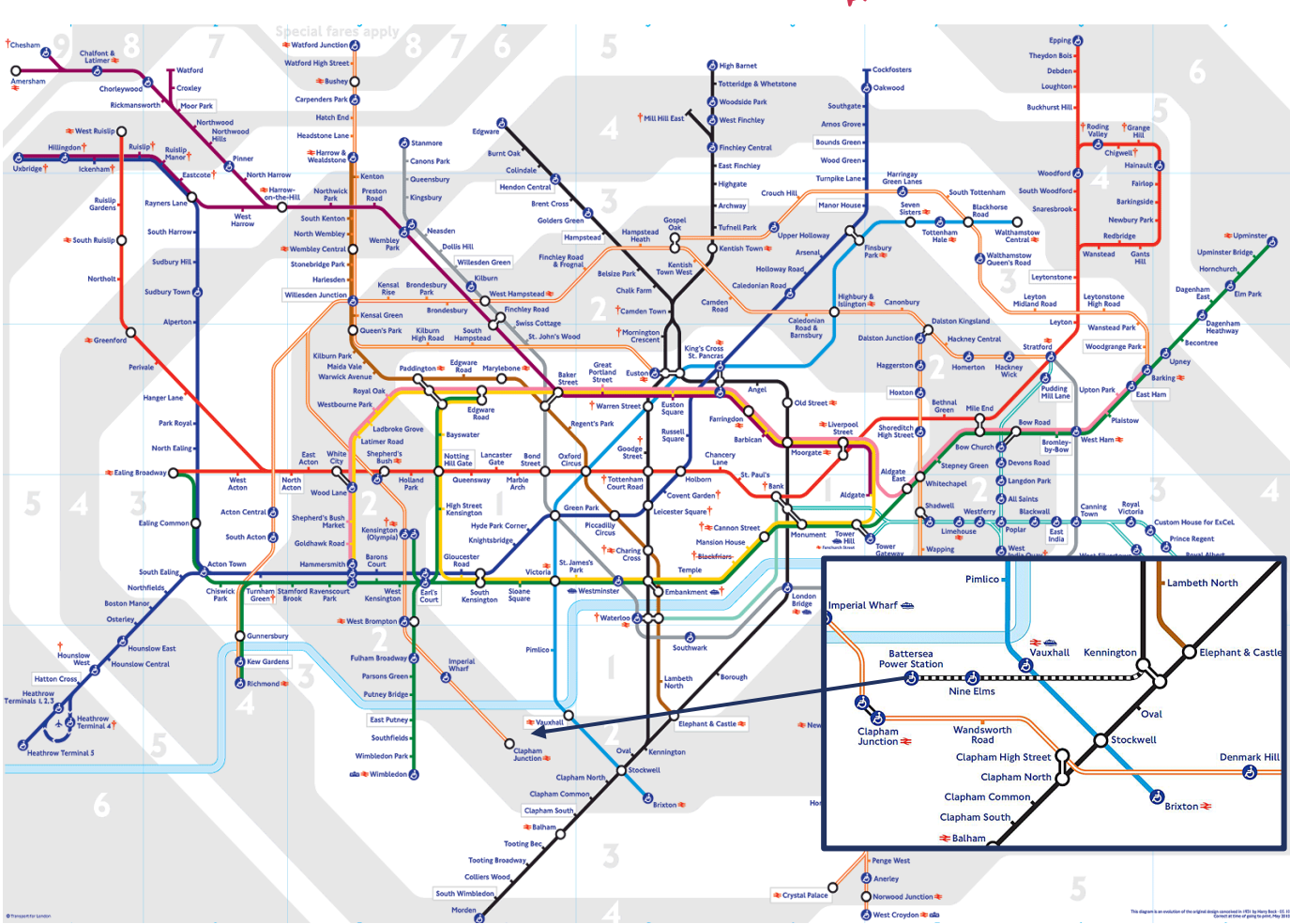
Zone 1

Northern and Bakerloo line.

13 Million
Annual Station Footfall

 Transport
for London





Description:

The subject unit is the former ticket office which is being redeveloped into 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. Air circulation is via the original duct routes at the rear of the unit. There is a room (not part of the demise) where AC could possibly be located.

Unit Size:

Floor Areas

Total: 1,238 sq ft (115 sq m)

Services:

- Power (100AMP TPN)
- Water and Drainage

Usage:

- Food & Beverage
- Retail
- Services

Lease:

- 5-year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

Rent

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales), 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.

Offer Deadline:

TBC.

Victoria Davies
Victoria.Davies@cushwake.com

Verity Flew
Verity.flew@cushwake.com

