



LOCATION

Situated within the **Coutts Bank Headquarters building**, 442 Strand is directly opposite **Charing Cross National Rail & Underground Station** and 400 metres east of the world-renowned **Trafalgar Square**. Combined rail & underground passengers exceed 35 million per annum. Neighbouring brands include Marugame, GAIL's, Itsu, Pizza Express and more.

LEASE

Available by way of a new lease. The lease is to be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

On application.

LEGAL

Each party to be responsible for their own legal costs.

EPC

D(83) Full report available on request

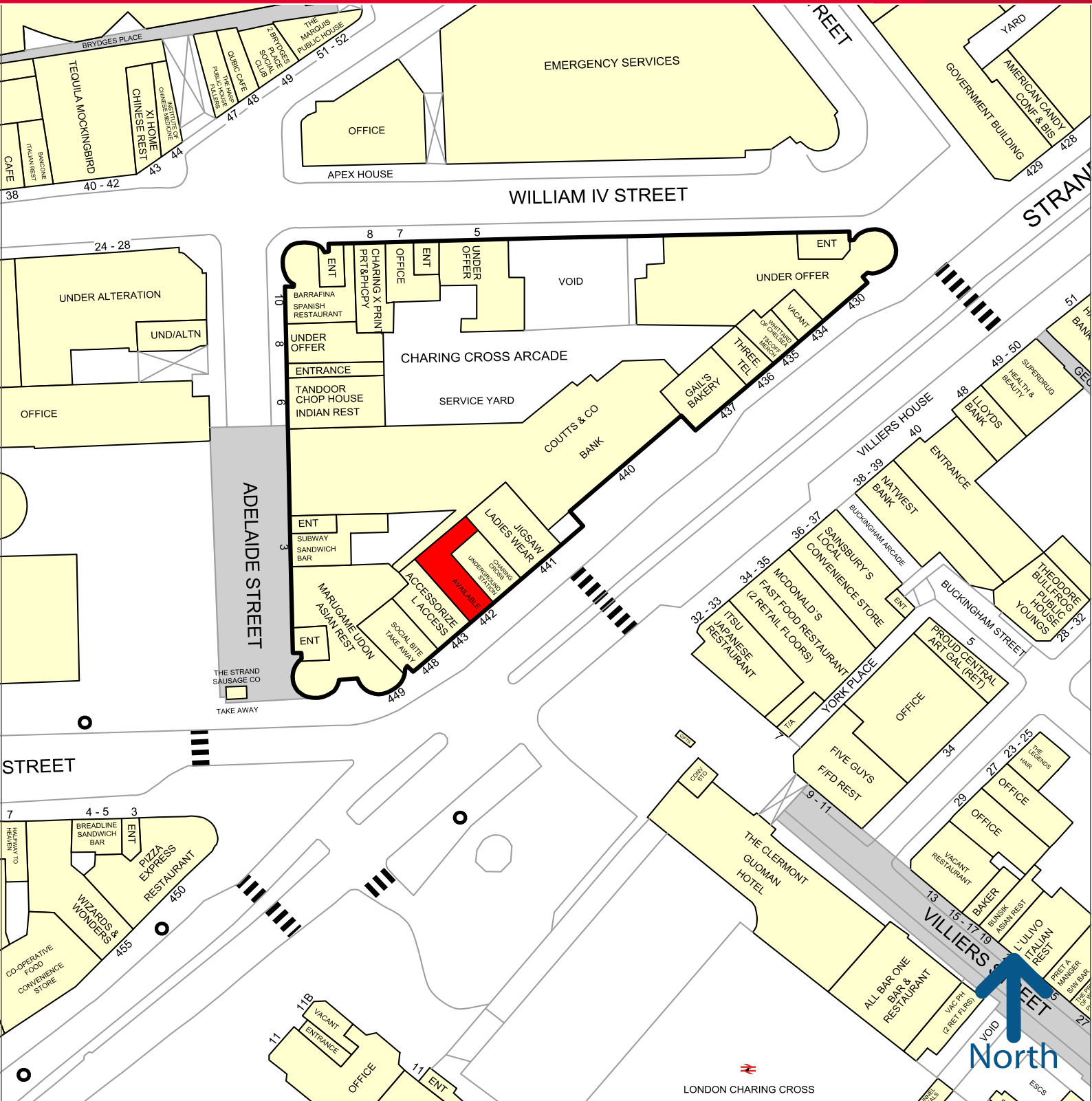
Accommodation

Gross Frontage	18.7 ft	5.7 m
Shop Depth	50.6 ft	15.3 m
Ground Floor	1,205 sq ft	112 sq m

Business Rates

Rateable Value (2023)	£104,000
Rates Payable (2024/25)	£58,864

Viewing is strictly by prior appointment via Cushman & Wakefield or joint agent, Avison Young.



North

50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors.

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