

# 68-69

## STRAND, LONDON

### LOCATION

Prominent unit within **175m of Charring Cross Station** and **350m of Embankment Station** which have a combined annual footfall of **55 million** (TfL). The unit features an impressive gross frontage of 9.8 metres and generous ceiling heights of 3.8 metres at ground floor level. Situated within a 2-minute walk of the world-renowned **Trafalgar Square** and **National Gallery** and close to a number of hotels, theatres and universities.

### NEARBY OCCUPIERS

Adjacent to **Blank Street Coffee** and surrounded by a strong mix of national operators including **Café Nero**, **ITSU**, **Marugame**, **LEON**, **Bella Italia** and **Boots**. The area continues to attract exciting F&B brands, with recent lettings to **Gail's Bakery**, **SushiDog**, **Greggs**, **Oche** and **Yolk**.

### AREAS

Ground	1,332 sq ft / 124 sq m
Basement (Sales/ Anc)	4,452 sq ft / 414 sq m
Basement (Anc)	1,052 sq ft / 98 sq m
<b>Total</b>	<b>6,836 sq ft / 636 sq m</b>



### TERMS

Lease Type	New Lease
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Term	To be agreed with the Landlord, contracted outside of the 1954 Act
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Quoting Rent	POA
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### BUSINESS RATES

Rateable Value (2023)	£207,000
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Rates Payable (2025/26)	£119,025
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Interested parties are advised to make their own enquiries

### EPC

EPC Rating (full certificate available on request)	C (69)
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## Contact



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