

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
Total	6,836 sq ft / 636 sq m



TERMS

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

BUSINESS RATES

Rateable Value (2023)	£207,000
Rates Payable (2025/26)	£119,025

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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