RETAIL UNIT CLASS E LEASE FOR SALE. VIEWINGS STRICTLY BY APPOINTMENT ONLY

11 KINGSWAY LONDON WC2B 6XF

bf.
brasier freeth

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WC2B 6XF

Retail Opportunity
LEASE FOR SALE

LOCATION

Kingsway is a busy and well-connected thoroughfare located in Central London, linking Holborn to Aldwych. The area benefits from a high volume of footfall throughout the day due to a strong mix of office workers, tourists and students. The London School of Economics has buildings on Kingsway and Houghton Street and Kings College London has multiple campuses within a 10 minute walk. Both schools together have approximately 45,000 students. The surrounding area offers a variety of hotels, restaurants, cafés, and shops, including both national and independent operators. Holborn Underground Station is a 2-minute walk away, providing direct access across London. Caffe Nero is directly adjacent to the unit. Other nearby retailers include Pret A Manger, Wasabi, Starbucks, Coco Di Mama and Co-op.

AREA

- Busy & well-connected thoroughfare linking Holborn to Aldwych
- Surrounded by cafés, hotels, theatres, offices, shops & other local businesses
- Located near major academic institutions including LSE & King's College London providing good footfall from students staff & visitors

TRANSPORT

- Holborn Station– 7-minute walk
- Temple Station – 8-minute walk
- Covent Garden Station – 8-minute walk
- Charing Cross Station – 11-minute walk

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DESCRIPTION

The shop is suitable for a variety of uses, it is currently configured as a café, together with external seating at the front.

ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and area:

Shop frontage	6.59 m	21 ft 7 ins
Shop depth	22.41 m	73 ft 6 ins
Ground floor	152.28 Sq.m	1,640 Sq.ft

LEASE

Held on a 10 year FRI lease from 1st May 2018, with the lease due to expire 30th April 2028, held inside the Landlord and Tenant Act 1954.

PASSING RENT

£114,000 per annum exclusive.

TERMS

Offers invited for a lease assignment.

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PAVING LICENCE

The property benefits from the use of the public highway for external seating, subject to obtaining the necessary consents.

EPC

Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £91,500.

For rates payable please refer to the Local Charging Authority, City of Westminster - 020 7641 2000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.