

434 Strand

Shop To Let

NEW LEASE AVAILABLE

414 SQ FT / 38 SQ M

434 Strand

Charing Cross
London
WC2 0QU



AVISON
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PROPERTY OVERVIEW

434 Strand

Situated within the Coutts Bank Headquarters building, 434 Strand is opposite Charing Cross National Rail and Underground Station, and 400 meters east of the world renowned Trafalgar Square. Combined rail and underground passengers exceed 30 million per annum.

CONNECTIONS

- Directly opposite Charing Cross Station and tube is just a 1 minute walk
- Only 13 minutes walk to Tottenham Court Road and the new Elizabeth Line.

Key Highlights



Rent on application



User Class E



414 sq ft



30 million passengers per annum



Opposite Charing Cross Station



Over 40,000 office workers within a 5 minute walk

434 Strand

LOCATION

Situated within the Coutts Bank Headquarters building, 434 Strand is opposite Charing Cross National Rail and Underground Station, and 400 meters east of the world renowned Trafalgar Square. Combined rail and underground passengers exceed 30 million per annum.

The subject unit is situated on the northern side of the Strand in the centre of London, Charing Cross is opposite the property with access to the Bakerloo, Northern Line and national rail services.

The property has a prominent position on the Western end of the Strand close to Trafalgar Square and the National Gallery. The property is located in the heart of the West End with Covent Garden and the theatre district within 10 minutes walk. Nearby occupiers include **Pizza Hut , Whittard, Three, Boots, Superdrug, Greggs and Itsu.**

DESCRIPTION

The building comprises retail accommodation over ground floor only. The space would suit a variety of different occupiers and the frontage provides excellent visibility and display areas.

ACCOMMODATION

FLOOR	AREA (SQ FT)	AREA (SQ M)
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Ground	414	38
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Quoting Rent

Upon Application

Lease Terms

Available by way of a new lease for a term to be agreed. The lease is to be excluded from the Security of Tenure and Compensation Provision of the Landlord & Tenant Act 1954 (Part II).

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:-

Interested parties should carry out their own due diligence in this regard.

Rateable Value 23/24	£62,500
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UBR 23/24	£0.512
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Rates Payable	£32,000
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EPC

The property has an EPC rating of C.



Get More Information

Rob Fraser

+44 (0)7894 605513

Rob.fraser@avisonyoung.com

Duncan Gilliard

+44 (0)207 152 5147

Duncan.Gilliard@cushwake.com

Lewis Sinclair

+44 (0)7908 227 966

Lewis.sinclair@avisonyoung.com

Freddie Steel

+44(0)7885 239 688

Freddie.Steel@cushwake.com

avisonyoung.com

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



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