

TO LET**GROUND FLOOR UNIT CLOSE TO EUSTON STATION****SUITABLE FOR BUSINESS CLASS E (OFFICE, MEDICAL, RETAIL ETC.)**

*Convenience Store prohibited

50-52 EVERSOLT STREET, LONDON NW1 1DA



From 162 SQ.FT. to 377 SQ.FT.

LOCATION ([GOOGLE MAPS LINK](#))

The premises is situated along Eversholt Street which is home to a number of bars, cafes and restaurants. The unit is located just a stone's throw away from Euston Station (Victoria, Overground and Northern Lines) being just a 3 minute walk, with King's Cross / St Pancras being a 10 minute walk.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk

DESCRIPTION

Both units are arranged over ground floor and benefiting from good frontage. The space is fitted with laminate flooring, spotlighting and further benefits from WC, Shower and a fitted kitchen.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaled floor plans are available on request.

VIEWINGS:

Strictly through Robert Irving Burns.

Ben Kushner

Tel: 020 7927 6537

Email: ben.k@rib.co.uk

Thomas D'arcy

Tel: 020 7927 0648

Email: thomas@rib.co.uk

Michael Georgiou

Tel: 020 7927 0743

Email: michael.g@rib.co.uk

FINANCIALS

Property	50 Eversholt Street	52 Eversholt Street	Total
Size (sq.ft)	162	215	377
Quoting Rent (p.a.) excl.	£17,500	£22,500	£40,000
Rates Payable (p.a.)	£2,221	£4,341	£6,562
Service Charge (p.a.)	TBC	TBC	TBC
Estimated Occupancy Cost (p.a)	£19,721	£26,841	£46,562

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.