

# BLACKBURN BB1 7DJ

## 19 KING WILLIAM STREET

### PRIME SHOP TO LET



Second Floor  
25 Foubert's Place  
London W1F 7QF

#### LOCATION

The premises occupy a prime trading location adjacent to **McDonald's**, with other nearby retailers including **Debenhams**, **The Entertainer**, **Game** & **Greggs**.

An extract from the street plan is attached upon which the property is highlighted.

#### ACCOMMODATION

The premises are arranged on ground and first floors, having the following approximate dimensions and floor areas:

Gross Frontage	27 ft 11 in	8.5 m
Return Frontage	60 ft 4 in	18.4 m
Internal Width	27 ft 11 in	8.50 m
Shop Depth	81 ft 0 in	24.70 m
Ground Floor	2,187 sq ft	203.7 sq m
Sales		
First Floor	1,987 sq ft	184.5 sq m

#### LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals, at a commencing rent of **£45,000 per annum exclusive** of rates, service charge & VAT.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.



#### RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£69,000
UBR 2020/21	£0.512

We understand there is 100% business rates relief until 31st March 2021 for eligible occupiers.

Interested parties should make their own enquiries to the local authority to verify this information.

#### EPC

A copy of the EPC can be provided upon request.

#### VIEWING

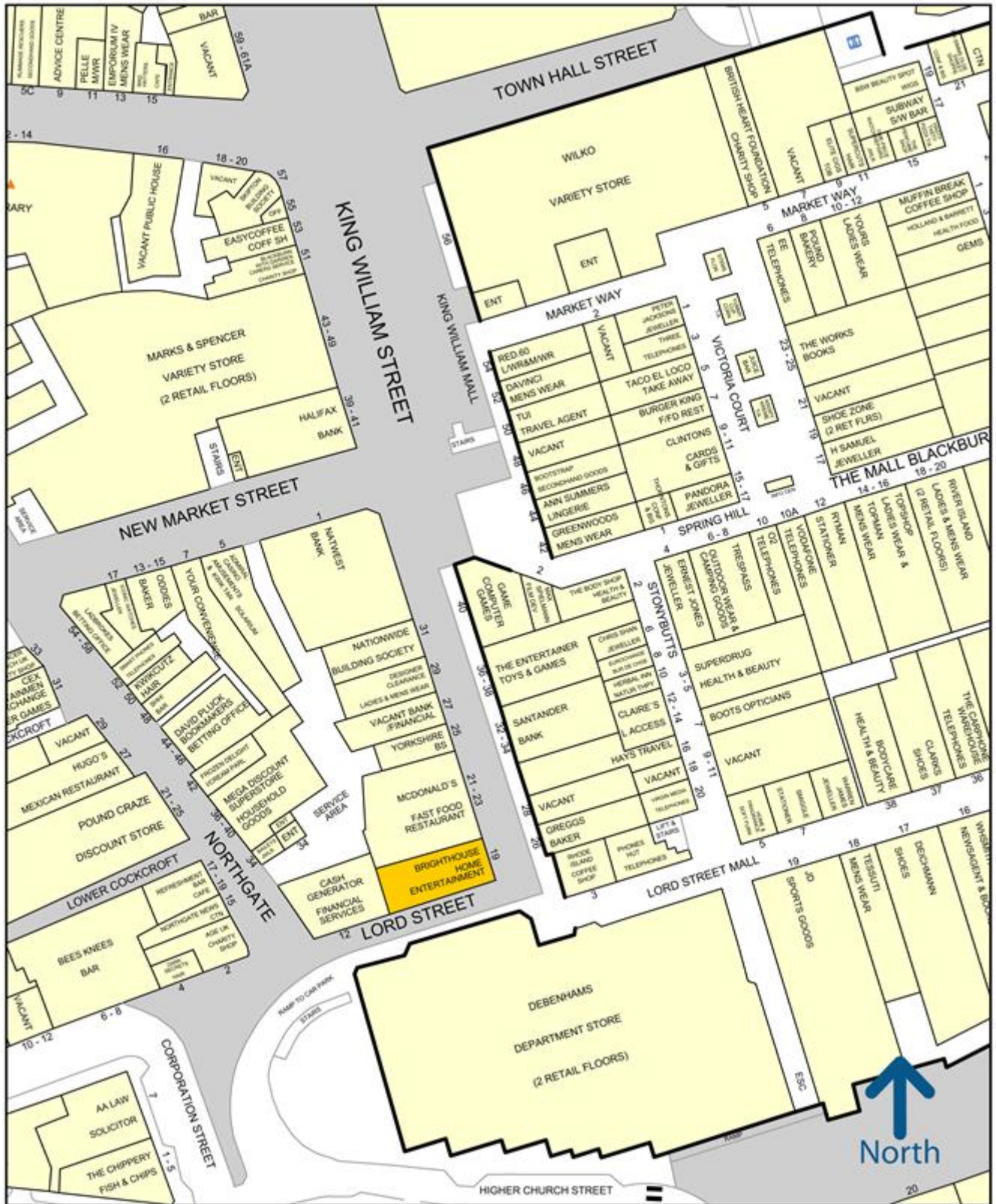
For further information or arrangement to inspect, please contact the sole agents:

Tim Hance

020 7908 7031

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**SUBJECT TO CONTRACT**



Experia Goad Plan Created: 01/07/2020  
Created By: HRH Retail

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