



Location

Located in the heart of Bloomsbury occupying a prominent, corner position where Woburn Place and Bernard Street intersect. Russell Square Station is 50 metres away with an **annual footfall over 11 million**.

Bloomsbury has a **large student population of around 195,000** between UCL, University of London and SOAS. The area is a **key tourist destination** - the British Museum attracts **6 million visitors** annually. Imperial Hotel Group operate 7 hotels on and around Russell Square - offering **3,464 hotel rooms and sleeping over 6,500 guests a night**.

Neighbouring retailers include **Pret a Manger** (one of their best performing stores in the UK), **Noxy Brothers**, **Tesco Express**, **Wasabi**, **Franco Manco** and **Tortilla**. Russell Square Gardens is directly opposite with the independent Italian restaurant, **Caffe Tropea**, located within the grounds.

Accommodation

Ground	2,430 sqft	225.75 sqm
Basement	764 sqft	70.97 sqm

Rent

Offers in the region of £175,000 per annum exclusive

Lease Term

Available on a new lease for a term to be agreed, contracted outside of the Security of Tenure of the Landlord and Tenant Act 1954.

Rates

Rateable Value	£97,000
UBR	0.512 (2022/23)

All interested parties are advised to make their own enquiries with the local authorities.

Costs

Each party to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

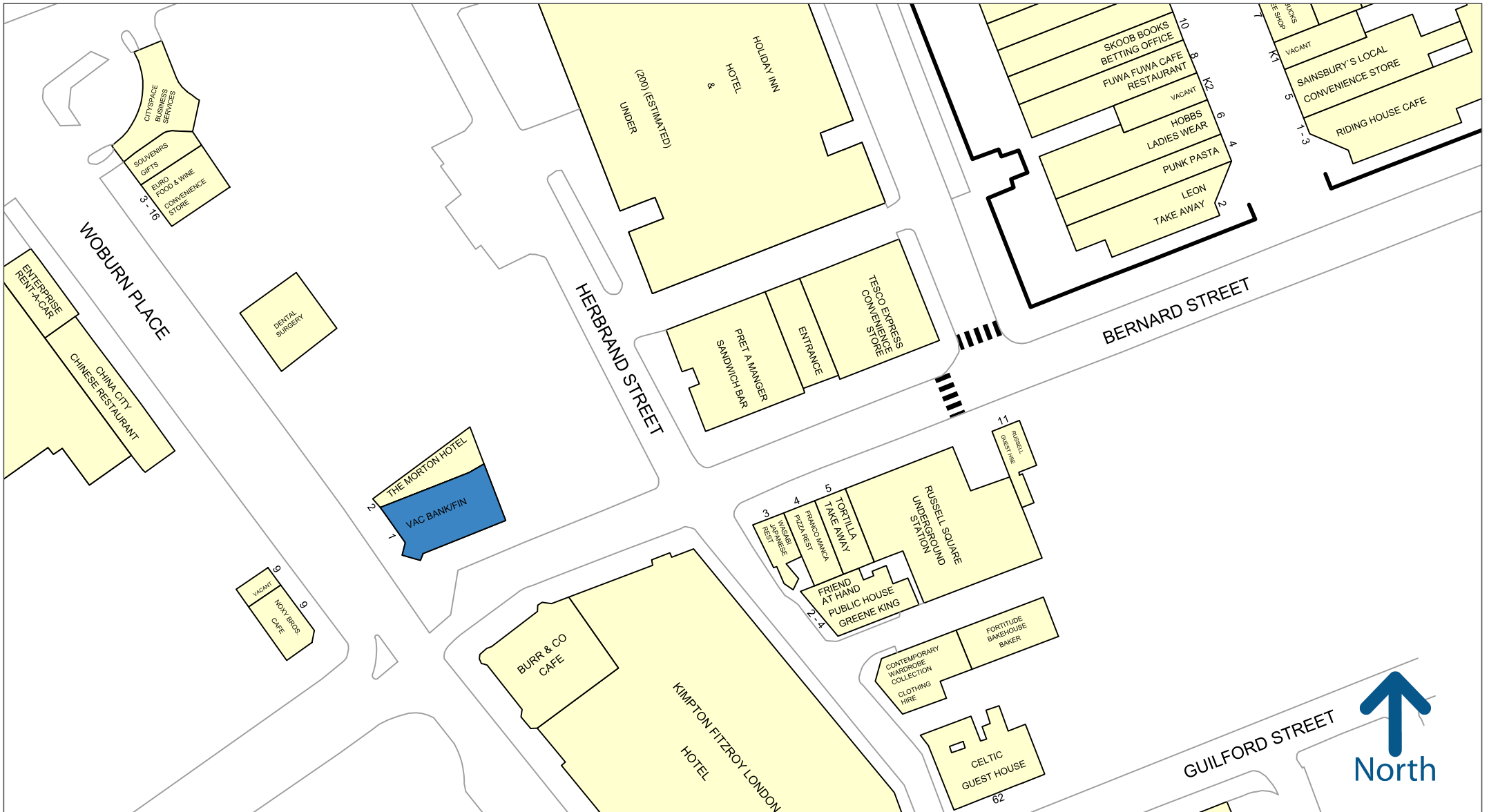
Available upon application.

Contact

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50 metres

Experian Goad Plan Created: 30/06/2022

Created By: Kitchen LaFrenais Morgan

For more information on our products and services:

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