

London NW1 - Unit E, 141-153 Drummond Street, Euston NW1 2PB  
Restaurant/Takeaway to Rent



BLUE ALPINE

PROPERTY CONSULTANTS





### Property Features:

- Comprises ground floor retail unit suitable for restaurant or takeaway
- VAT is applicable to this property
- Available on a new lease with flexible terms to be agreed by negotiation
- Located approximately 200 metres from Euston station, with occupiers nearby including Costcutter, Nail Salon, Convenience Store, Takeaway and more.

### Property Description:

Comprises ground floor retail unit with ancillary accommodation at basement. The property is suitable for various uses including retail, café, restaurant, takeaway and more.

Total area size: 144 sq m (1,550 sq ft)



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### Terms:

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Rent: £576.92 + VAT per week (PCM: £2,500 + VAT)

Deposit: £7,500 (3 Months)

### Rateable Value: April 2023 – April 2026

Rateable Value - £20,750 p.a.

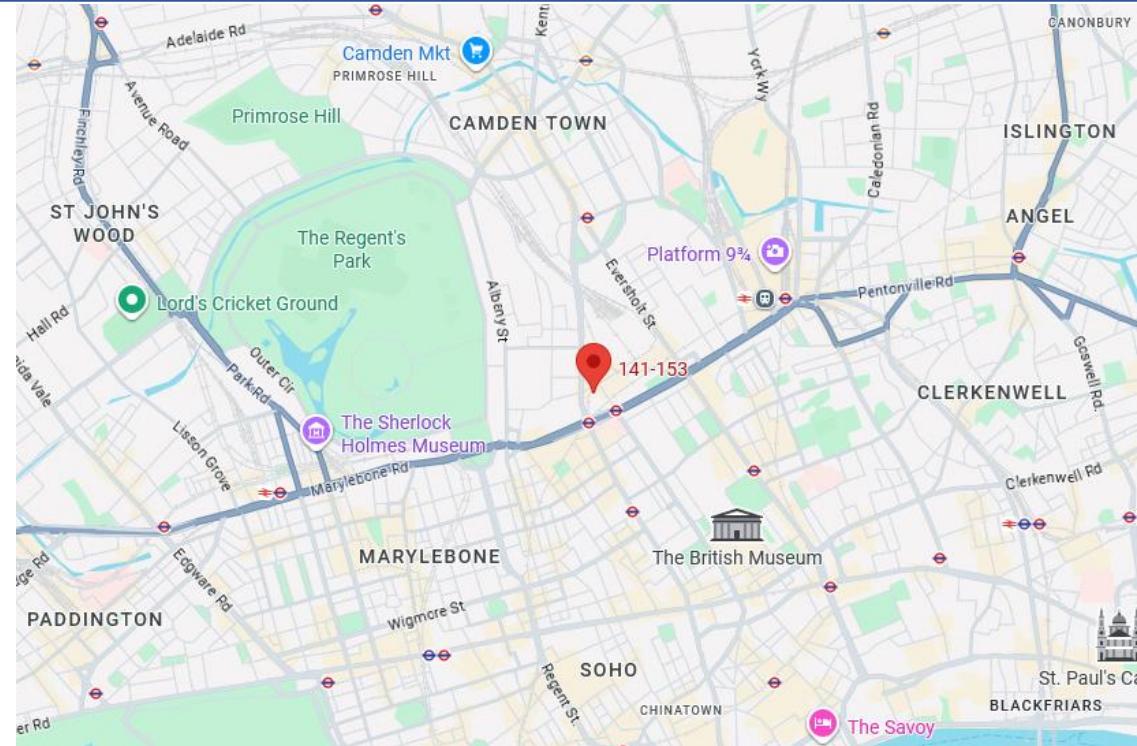
Rates Payable - £11,400 p.a.

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.

### Location:

The property is located approximately 200 metres from Euston station, the country's sixth busiest railway station which serves over 71 million people per annum and connects London with many of the UK's key regional cities such as Birmingham, Manchester and Glasgow. Euston Station and the area more generally is currently undergoing transformation with the introduction of High Speed 2 (HS2) due to open the first phase between 2029 and 2033, which will run between London and Birmingham and ultimately Manchester. A primary new entrance to Euston HS2 station is currently under construction at the eastern end of Drummond Street which will significantly increase footflow on the street in the medium term.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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