

5 WILLIAM IV STREET

TO LET - FULLY FITTED RESTAURANT

5 WILLIAM IV STREET, LONDON, WC2N 4DN

The Strand is a popular and iconic location in the heart of London's West End, well known as a centre point for theatres, restaurants and retail and as a major thoroughfare in the City of Westminster.

Charing Cross Station is situated 0.2 miles to the south, which provides frequent commuter and regional services to south-east London and Kent. The station also benefits from being located on the London Underground network.

The premises are located on the northern side of 440 Strand with nearby occupiers including Ryman, Real Eating Company, Jigsaw and Three.

440STRAND.CO.UK



2,805 SQ FT
260.7 SQ M

440
S T R A N D





RETAILERS

- | | |
|------------------------------|-----------------------|
| 1. Waterstones | 12. Lloyds Bank |
| 2. Boots Charing Cross | 13. Superdrug |
| 3. Co-op | 14. Pizza Hut |
| 4. WH Smith | 15. LEON |
| 5. Burger King Charing Cross | 16. Ryman Stationery |
| 6. ITSU | 17. Subway |
| 7. Five Guys | 18. Tandoor Chophouse |
| 8. Gordon's Wine Bar | 19. Barrafina |
| 9. McDonald's | 20. Bancone |
| 10. Sainsbury's | 21. Nutshell |
| 11. Natwest | |



DESCRIPTION

The premises are arranged over ground and sub-basement providing the following approximate internal floor areas:

Ground	1,238 sq ft	115.1 sq m
Basement	1,567 sq ft	145.6 sq m
Total	2,805 sq ft	260.7 sq m

LEASE

Available by way of a new FRI lease for a term to be agreed.

SPECIFICATION

The premises are available in a fully fitted specification including kitchen facilities at basement level.

EPC

An Energy Performance Certificate is being commissioned. A report will be made available in due course.

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP and Avison Young, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction Regulated by the Royal Institution of Chartered Surveyors. October 2021.

RENT

Upon application.

PLANNING

The premises are available for any use 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:

Rateable Value	£152,000
UBR (2020/21)	£0.532
Rates Payable	£80,864

Interested parties should carry out their own investigations.

LEGAL COSTS

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

For further information please contact:

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