



## LOCATION

Situated within the Coutts Bank Headquarters building, 8 Adelaide Street is close to Charing Cross National Rail Underground Station and 160 metres east of the world renowned Trafalgar Square. Combined rail and underground passengers exceed 30 million per annum. Nearby occupiers include **Bancone, Brydges Place, The Harp, Marugame** and **Pret A Manger**.

## LEASE

A new lease for a term to be agreed. The lease is to be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II).

## RENT

Upon application.

## LEGAL

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

## EPC

D(77)

## Accommodation

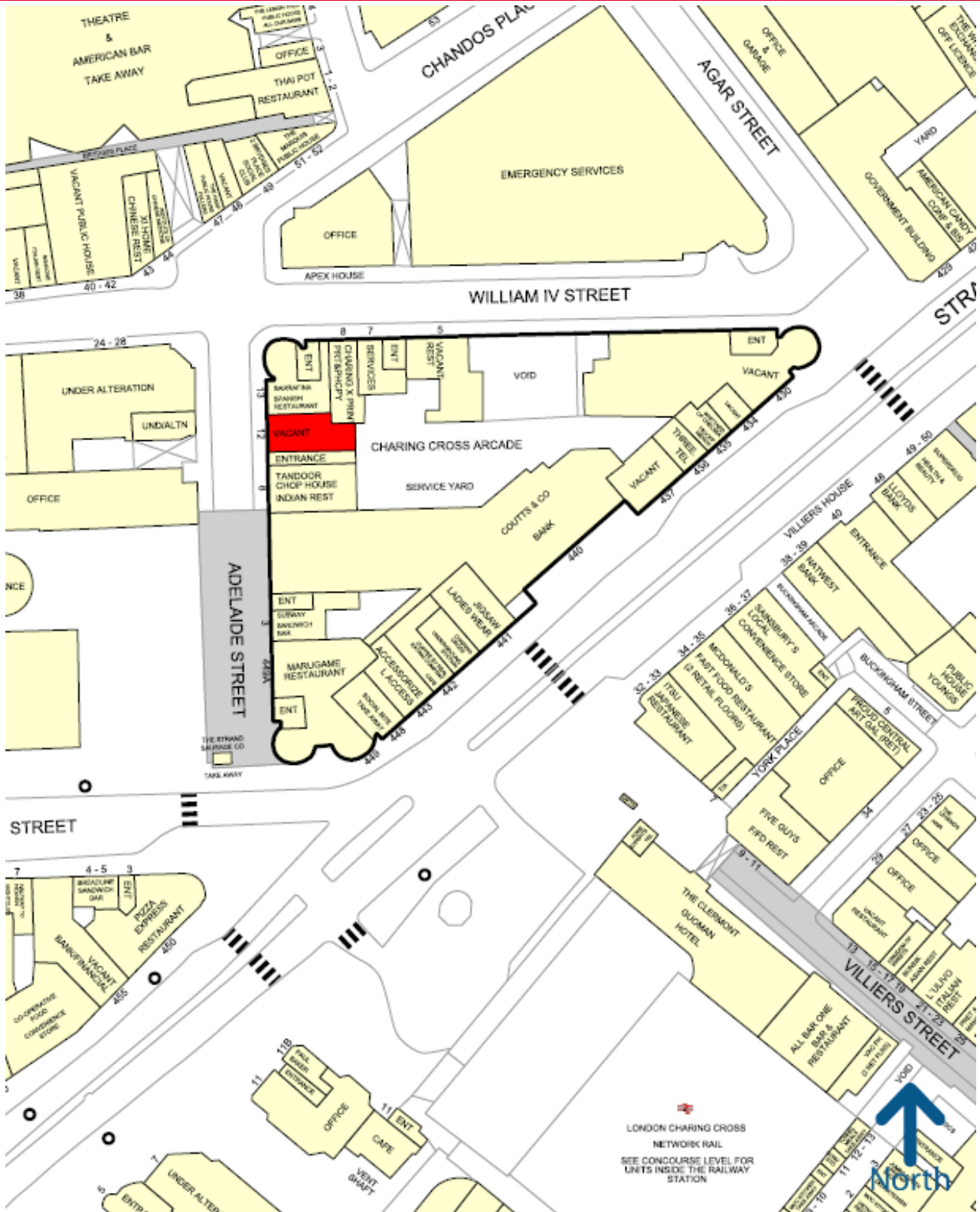
Ground Floor	807 sq ft	74.9 sq m
Basement	2,174 sq ft	201.9 sq m
<b>Total</b>	<b>2,981 sq ft</b>	<b>276.8 sq m</b>

## Business Rates

Rateable Value (2023)	£117,000
Rates Payable (2023/24)	£62,244

Viewing is strictly by prior appointment via Cushman & Wakefield or joint agent, Avison Young.

SHOP TO LET - NEW LEASE AVAILABLE  
**8 ADELAIDE STREET**  
 LONDON, WC2



50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors.

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