



190 STRAND

LONDON WC2



EXCLUSIVE RETAIL OPPORTUNITIES
AT 190 STRAND

St Edward
Designed for life

In the heart of central London, 190 Strand is just moments from Covent Garden and London’s exciting theatre district.

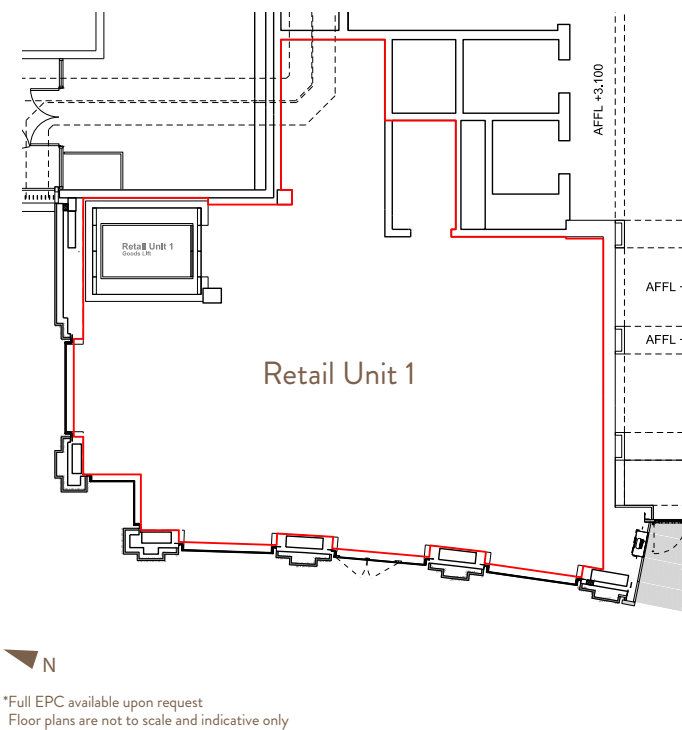
It has been the historic link between the City to the east and Westminster to the west, and London’s financial and political hubs for almost two thousand years.

The development is surrounded by many famous and prestigious educational and cultural institutions such as Kings College London, Somerset House, the National Gallery and the British Museum. It is perfectly located for professionals and tourist alike.

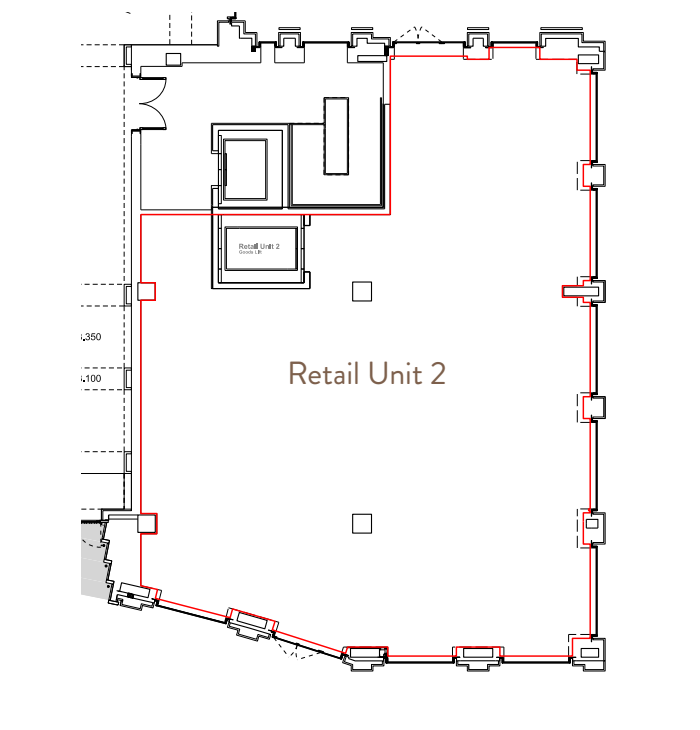
Six buildings make up 190 Strand, weaving around landscaped squares towards the River Thames and set back from the street by paved areas and colonnades. There are a total of 216 bespoke suites, apartments and penthouses with three commercial units at ground floor. The restaurant unit is let to Yen, which offers fine Japanese dining and occupies an impressive double height space.



RETAIL UNIT 1



RETAIL UNIT 2



DIMENSIONS

Retail unit 1	29'5" x 46'4"	8,986 mm x 14,135 mm
Total	1,367 sq ft	127 sq m

Retail unit 2	66'5" x 49'3"	20,250 mm x 15,024 mm
Total	2,787 sq ft	259 sq m

ACCOMMODATION

The two retail units offer the exclusive opportunity to be located on one of London's most visited thoroughfares.

LEASE

The units are available by way of a new effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews

RENT

Unit 1: £95,000 pax Unit 2: £145,000 pax

PLANNING USE

Class A1 Retail

BUSINESS RATES

To be assessed on completion of the works

EPC AND BREEAM RATINGS FOR RETAIL UNITS 1 & 2:

EPC Rating B | BREEAM Very Good (available upon request)



VIEWINGS ARE STRICTLY BY PRIOR
APPOINTMENT THROUGH THE JOINT AGENTS:



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SUBJECT TO CONTRACT

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