



**STIRLING  
ACKROYD**

**TO LET**

**311 Gray's Inn Road,  
London, WC1X 8PX**

**622 to 1,672 sq ft**

**Retail plus office building**

**[stirlingackroyd.com](http://stirlingackroyd.com)**





## Description

With a prominent return frontage this is a prime opportunity in an ideal retail location for a number of businesses. The current ground floor holds seating for 36 customers with the potential to add further outdoor seating. Due to the location there is a high level of passing road traffic and footfall. With both internal and self-contained access to the upper floors, the premises is currently trading as Subway plus office use on the upper floors. The square footage is as follows:

Ground floor retail - 622 sq ft, plus basement - 245 sq ft - Total 867 sq ft.

First floor - 225 sq ft, second floor - 327 sq ft, third floor - 353 sq ft - Total 905 sq ft

Total Building Area - 1772 sq ft and vacant possession throughout will be available upon completion.

The landlord will consider a residential conversion on the upper floors - subject to Local Authority (Camden) planning consent.

Lease Assignment: Existing 10-year lease (commenced 2019) inside the 1954 Landlord & Tenant Act with rent reviews every five years and the ability for sub-letting part of the premises. Lease Premium of £75,000 and rental of £80,000 per annum for the whole building.

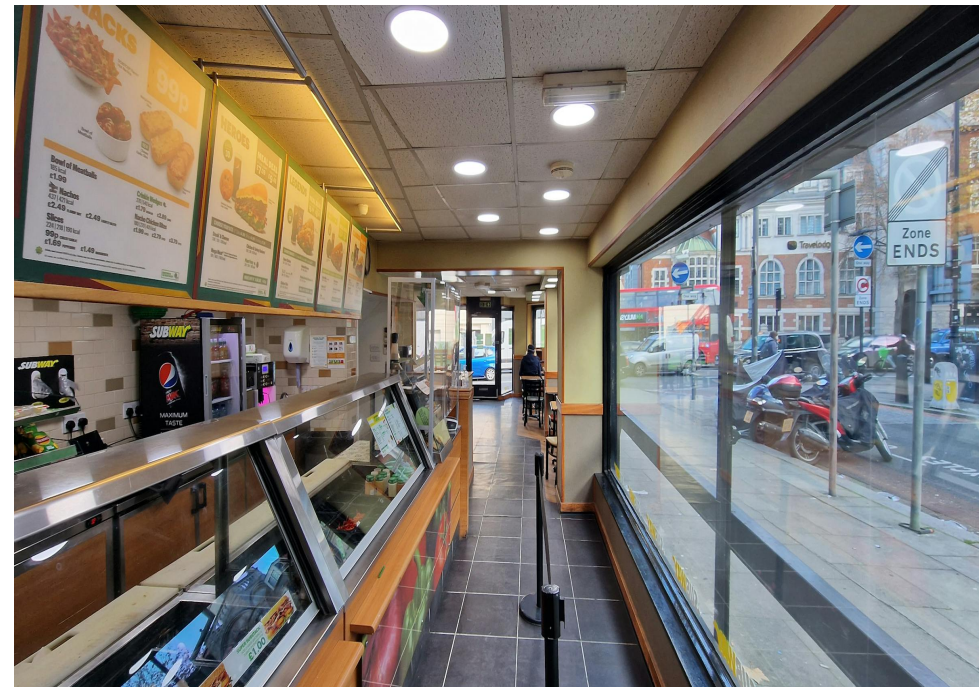
Legal Costs - Each party to bear their own legal costs - subject to the new/in-going tenant providing an undertaking to cover the landlord's legal costs.

## Location

The building is located on the junction of Grays Inn Road (A501) and St. Chads Street - very close to London Kings Cross Station. A number of independent retailers and office occupiers are located in the mixed use parade - KFC and Five Guys are also in very close proximity.

## Key points

- Total building area - 1,772 square feet
- Rent £80,000 per annum and £75,000 premium
- Prominent retail location - close to Kings Cross Station
- Potential to sub-let upper offices
- Lease assignment
- High levels of passing road traffic and footfall
- Potential to convert upper offices to residential
- Internal and self-contained access to upper floors









## Rents, Rates & Charges

Lease	Assignment
Rent	£80,000 per annum
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



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