

**TO LET****GROUND FLOOR UNIT CLOSE TO EUSTON STATION****SUITABLE FOR BUSINESS CLASS E (OFFICE, MEDICAL, RETAIL ETC.)**

\*Convenience Store prohibited

52 EVERSOLT STREET, LONDON NW1 1DA



215 SQ.FT.

**LOCATION ([GOOGLE MAPS LINK](#))**

The premises is situated along Eversholt Street which is home to a number of bars, cafes and restaurants. The unit is located just a stone's throw away from Euston Station (Victoria, Overground and Northern Lines) being just a 3 minute walk, with King's Cross / St Pancras being a 10 minute walk.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)

**DESCRIPTION**

The unit is arranged over ground floor and benefiting from good frontage. The space is fitted with laminate flooring, spotlighting and further benefits from WC, Shower and a fitted kitchen.

**LEASE**

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

**POSSESSION**

Upon completion of legal formalities.

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**EPC**

Available on request.

**VAT**

TBC.

**FLOOR PLANS**

Scaled floor plans are available on request.

**FINANCIALS**

| Property                              | 52 Eversholt Street |
|---------------------------------------|---------------------|
| Size (sq.ft)                          | 215                 |
| Quoting Rent (p.a.) excl.             | £22,500             |
| Rates Payable (p.a.)                  | £4,341              |
| Service Charge (p.a.)                 | TBC                 |
| <b>Estimated Occupancy Cost (p.a)</b> | <b>£26,841</b>      |

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

**VIEWINGS:**  
Strictly through Robert Irving Burns.

**Ben Kushner**  
Tel: 020 7927 6537  
Email: [ben.k@rib.co.uk](mailto:ben.k@rib.co.uk)

**Thomas D’arcy**  
Tel: 020 7927 0648  
Email: [thomas@rib.co.uk](mailto:thomas@rib.co.uk)

**Michael Georgiou**  
Tel: 020 7927 0743  
Email: [michael.g@rib.co.uk](mailto:michael.g@rib.co.uk)