



ROBERT IRVING BURNS



# 172 NORTH GOWER STREET

LONDON NW1

TO LET

SELF CONTAINED GROUND &  
LOWER GROUND FLOOR PREMISES

SUITABLE FOR CLASS E  
(OFFICE, MEDICAL, GYM, RETAIL ETC.)

806 SQ. FT. (75 SQ. M.)

## Description



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The property comprises a self contained ground and lower ground floor premises benefiting from its own front door and window frontage onto North Gower Street.

The premises has double door access and is fitted with Engineered Timber Flooring, Comfort Cooling (not tested), Spot lighting, Tea Point, WCs and shower facilities.



## Specification

- Good Natural Light
- Self Contained with Window Frontage
- Corner Frontage
- Comfort Cooling (not tested)
- Spot Lighting
- Engineered Timber Flooring
- Alarm System (Not Tested)
- WCs and Shower Facilities
- Tea Point
- Outside Storage Space



## Location



Caffè Ritazza



Euston Square Station



Euston Square Hotel



Bloomsbury Theatre

## Location

[Google maps link](#)

The property is located on the corner of North Gower Street and Euston Street.

Warren Street, Euston and Euston Square Underground Stations are all within short walking distance.

172 NORTH GOWER STREET

RIB

Floor	Ground & Lower Ground
Total Size (sq.ft.)	806
Quoting Rent (p.a.) excl.	£35,500
Service Charge	TBC
Estimated Rates Payable (p.a.)	£8,109
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£43,609</b>

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

## 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

Available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2024



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## CONTACT US

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