



## Ground Floor

6 Leigh Street, London, WC1H 9EW

### Ground Floor Shop To Rent in the heart of King's Cross.

**320 sq ft**

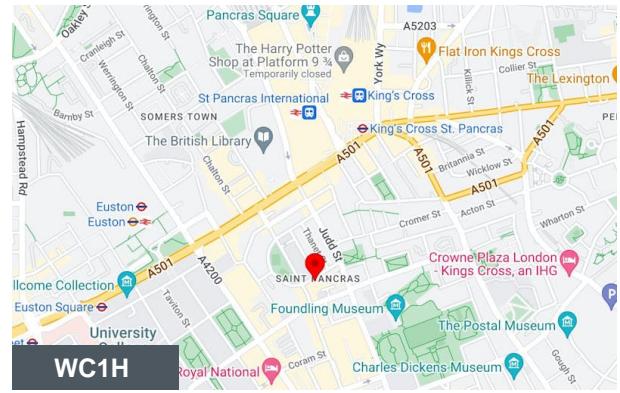
(29.73 sq m)

- Sublease
- King's Cross Station five minutes walk away.
- Small Business Relief Scheme Applicable
- High Ceiling & Vintage Large Frontage
- 320 sq.ft.
- High Footfall Area
- Retail Premises to Rent

# Ground Floor, 6 Leigh Street, London, WC1H 9EW

## Summary

Available Size	320 sq ft
Rates Payable	£4,940.10 per annum This year's rates are included in the annual rent price.
Rateable Value	£9,900
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



## Description

A rarely available 320 sq.ft. retail unit holds a prime position on Leigh Street, Bloomsbury. Presents a characterful interior with high ceilings, and a vintage large shopfront. Benefiting from excellent levels of footfall. There is also a private WC to the rear of the premises.

## Location

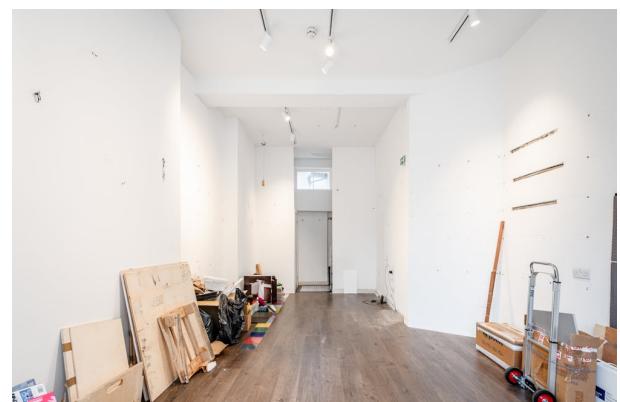
Situated in the heart of Bloomsbury, Hampstead, this retail shop enjoys a central location within a vibrant and culturally rich neighborhood. Surrounded by historic landmarks, green spaces, and an eclectic mix of shops and eateries. King's Cross St. Pancras, Euston, and Russell Square Underground Stations are a short walk away.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	320	29.73	£22,800 /annum	Available
<b>Total</b>	<b>320</b>	<b>29.73</b>		



## Terms

Available for sublease under the current lease, which expires on April 29th, 2026 at an annual price of £22,800. The landlord is open to extending the lease for up to 10 years beyond the expiration of the lease.

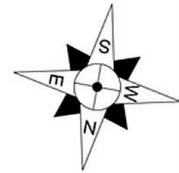
## Viewing & Further Information



**George Sarantis**  
020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com

**WC**  
3'5" x 2'10"  
(1.04m x 0.86m)

6'5" x 3'10"  
(1.96m x 1.17m)



**Height**  
11'6"  
(3.51m)

**Shop Floor**  
21'4" x 13'1"  
(6.50m x 3.99m)

## **Ground Floor**

**Approx. Gross Internal Floor Area 320 sq. ft / 29.66 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.