



## Ground Floor

67 Marchmont Street, London, WC1N 1AP

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

**270 sq ft**  
(25.08 sq m)

- King's Cross Station five minutes walk away.
- Small Business Relief Scheme Applicable
- High Footfall Area
- Retail Premises to Rent
- 270 sq.ft.
- High Ceiling & Vintage Large Frontage
- Assignment
- £20K Premium

# Ground Floor, 67 Marchmont Street, London, WC1N 1AP

## Summary

<b>Available Size</b>	270 sq ft
<b>Passing Rent</b>	£24,480 per annum
<b>Premium</b>	£20,000
<b>Rates Payable</b>	£4,940.10 per annum Small Business Relief Scheme Applicable
<b>Rateable Value</b>	£9,900
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Ingoing tenant is liable for the landlord's legal fees.
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	270	25.08	£24,480 /annum	Available
<b>Total</b>	<b>270</b>	<b>25.08</b>		

## Description

A rarely available 270 sq. ft. retail unit holds a prime position on Marchmont Street, Bloomsbury. Presents a characterful interior with high ceilings, and a large vintage 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, part of the London Borough of Camden, this retail shop enjoys a central location within a vibrant and culturally rich neighbourhood. 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.

## Terms

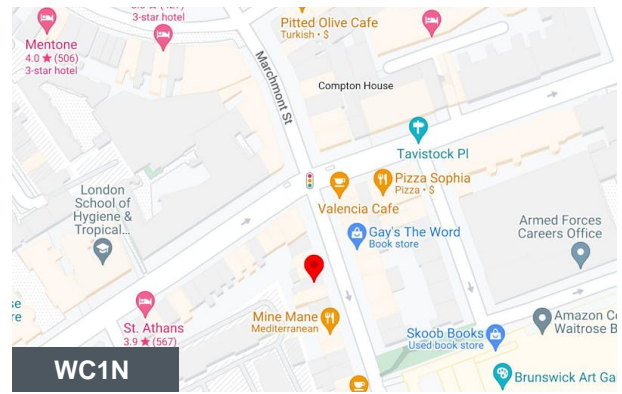
Available for assignment, which expires on April 29th, 2029 at an approximate annual price of £24,480. Each year's agreed rent is as follows:

- 1 April 2024 to 31 March 2025 - £21,600 per annum (£1,800 per calendar month)
- 1 April 2025 to 31 March 2026 - £21,600 per annum (£1,800 per calendar month)
- 1 April 2026 to 31 March 2027 - £24,000 per annum (£2,000 per calendar month)
- 1 April 2027 to 31 March 2028 - £26,400 per annum (£2,200 per calendar month)
- 1 April 2028 to 31 March 2029 - £28,800 per annum (£2,400 per calendar month)

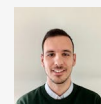
The landlord is open to extending the lease for up to 10 years beyond the expiration of the lease.

## Premium

A £20,000 premium is being sought for the fixtures and fittings, existing stock and in respect of the rent saving.



## Viewing & Further Information



### George Sarantis

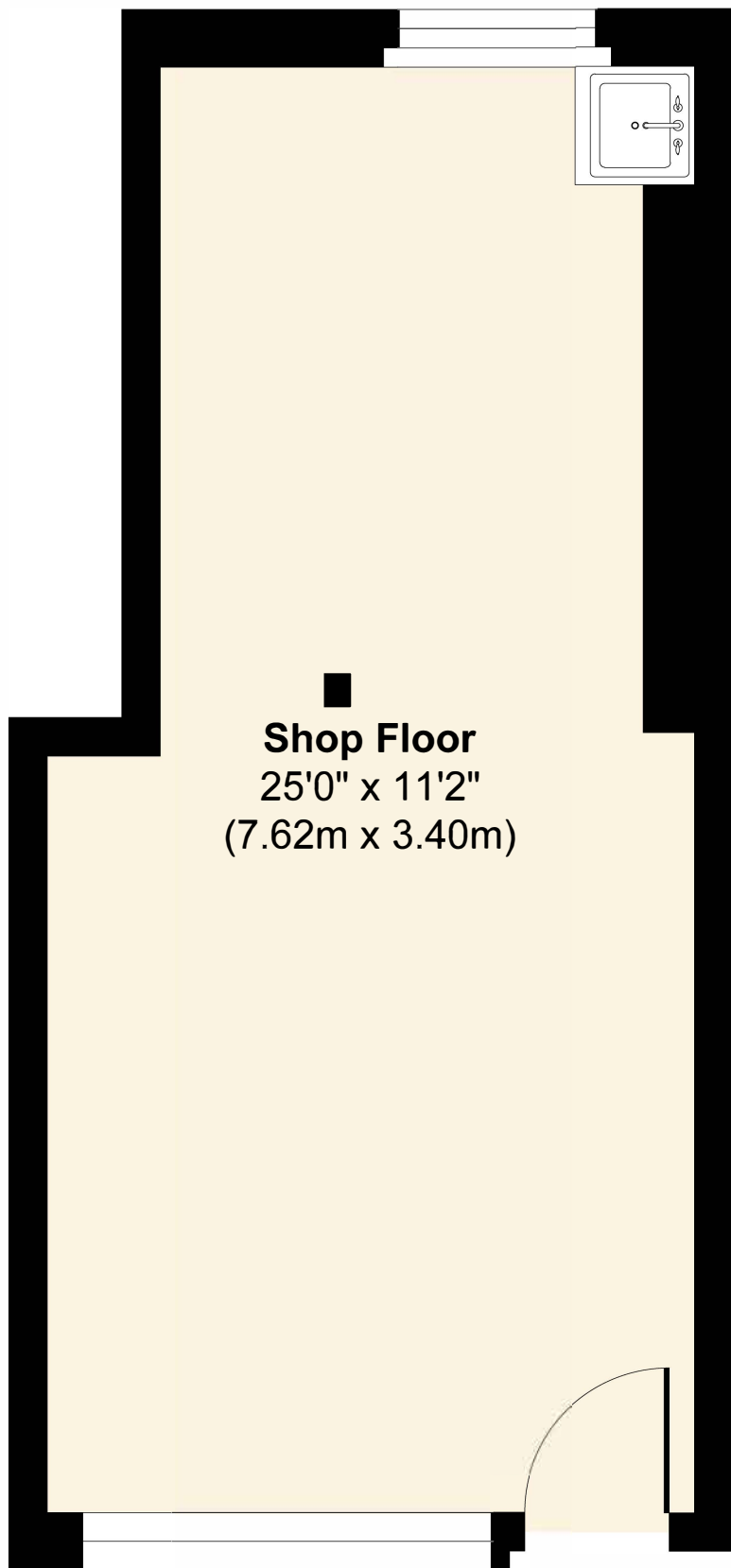
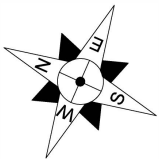
020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



### Quba Medford

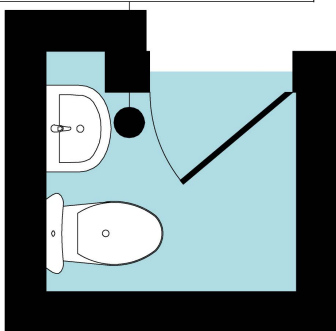
020 7613 4044 | 07912883110  
quba@fyfemcdade.com

# commercial premises



**Shop Floor**  
25'0" x 11'2"  
(7.62m x 3.40m)

**WC**  
4'1" x 3'11"  
(1.24m x 1.19m)



**Lower Ground Floor**

**Approximate Floor Area**

**13 sq. ft**  
**(1.20 sq. m)**

**Ground Floor**

**Approximate Floor Area**

**257 sq. ft**  
**(23.87 sq. m)**

**Approx. Gross Internal Floor Area 270 sq. ft / 25.07 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.