



**PROMINENT RETAIL /
RESTAURANT
OPPORTUNITY.**

TO LET.

**36 & 37 GREAT RUSSELL STREET
LONDON WC1B 3PP.**

Location: The building occupies a prominent Bloomsbury location close to the junction of Bloomsbury Street whilst only 100m from The British Museum (one of the UK's most popular tourist attractions) and a 5 minute walk from Tottenham Court Road Underground Station. The immediate locality is a mix of independent shops & restaurants who all benefit from the significant footfall generated by the Museum. Other nearby occupiers include Munchkins, Square Bubbles, TAS Restaurant, British Museum Gift Shop & Starbucks.

Accommodation: The available commercial space forms part of an attractive stucco fronted five storey period building with the accommodation comprising ground floor, basement & small vault. It benefits from good natural light, generous floor to ceiling height (3m), potential pavement seating and a rear lightwell suitable for installing extract, a/c, etc. New shop front proposed. Approx floor areas & dimensions are:

	36 Gt Russell St	37 Gt Russell St	Combined 36 & 37
Int. Width	11'9" (3.58m)	11'9"(3.58m)	23' 6"(7.16m)
Shop Depth	31'10" (9.72m)	31'10"(9.72m)	31'10" (9.72m)
Ground Floor	349 sq ft(32 sqm)	349 sq ft(32 sqm)	750 sq ft(69.7sqm)
Basement + Vault	397 sq ft(36.9 sqm)	400 sq ft(37 sqm)	850 sq ft(79 sqm)
Total Area	746 sq ft(69.3 sqm)	749 sq ft(69.3 sqm)	1,600 sqft(149 sqm)

Lease: Various options available including permanent lettings of individual shops or combination of both. Also flexible lease terms may be entertained.

Use: Currently Class E. All viable uses including restaurant will be considered.

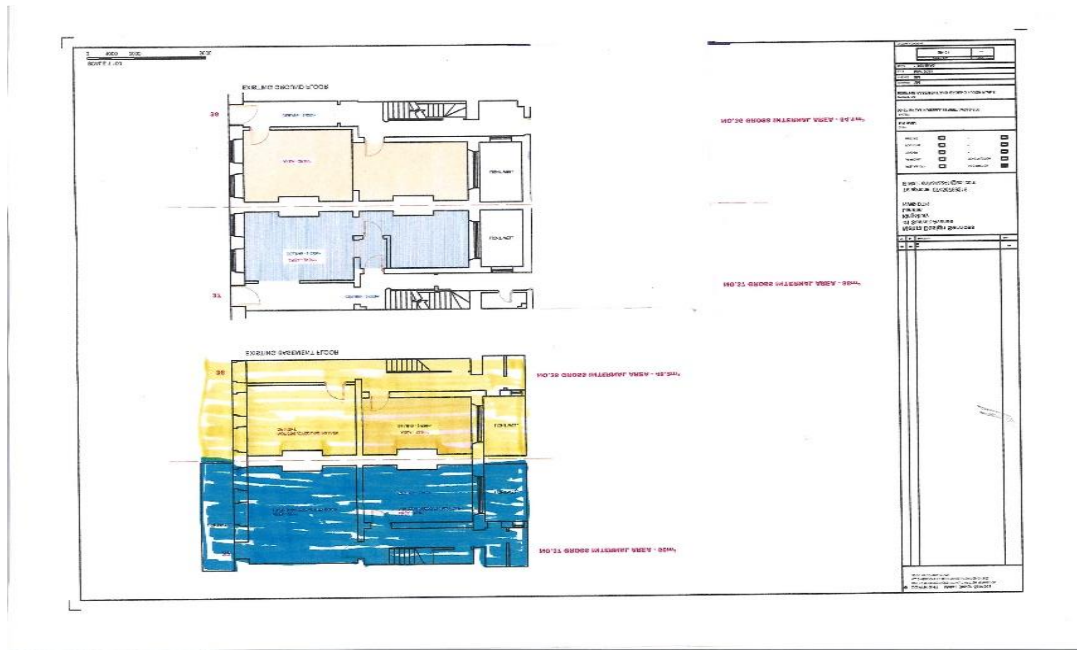
Rent: On Application exclusive of rates & service charge.

Rates: To be re-assessed.

Viewing: Formal viewings by prior appointment through Sole Retained Agent:

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