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TO LET LOCK UP SHOP

**3-5 Woburn Walk
London WC1H 0JJ**



- **Cafe / Gallery opportunity**
- **Prime location**
- **Early possession**
- **May divide**

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3-5 Woburn Walk London WC1H 0JJ

LOCATION

The property is well placed just to the south of Euston Road putting it within a few minutes walk of the underground Euston Square and also Euston and Kings Cross mainline railway stations.

DESCRIPTION

The property is a Grade II * listed building which has been used in a number of film set locations. The thoroughfare is pedestrianised allowing a pleasant character location for the shop units.

Used previously as a café but would suit a range of retail uses.

The double frontage allows flexibility or the potential to divide. Towards the rear is a spiral staircase to the lower level previously one room used as a preparation area and storage, the second room as the approach to the toilet.

ACCOMMODATION

Shop 3	321sq ft	(29.82sq m)
Shop 5:	142sq ft	(13.19sq m)
Basement:		
Prep Room	65sq ft	(6.03sq m)
Ancillary	109sq ft	(10.12sq m)
Toilet – Store	12sq ft	(1.11sq m)

SERVICES

Mains electricity, water and drainage are connected.

TENURE

A new lease is available for a term to be negotiated.

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RENT

From £24,000 pa

EPC

A rating of E valid until January 2026

RATEABLE VALUE

£37,500 from April 2026

LEGAL COSTS

Each party to bear their own legal costs.

VAT

Any figures quoted are exclusive of VAT which will be payable at the prevailing rate

VIEWING

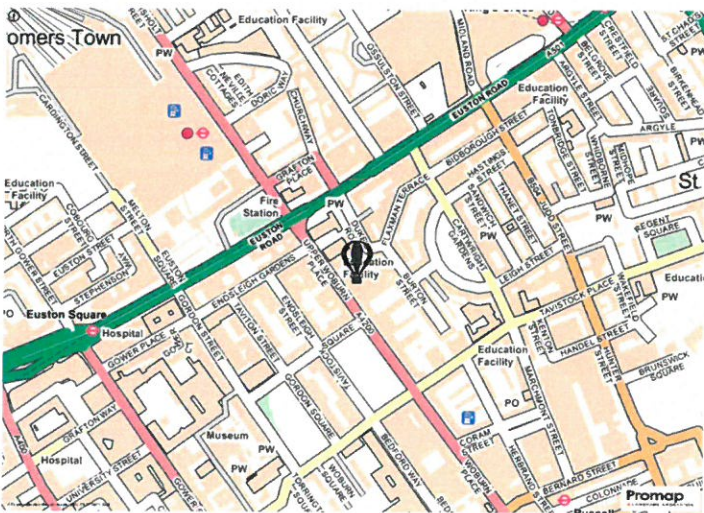
Strictly by access arranged through the Agents: Cliftons 01767 312131 or 600111.




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