

# Prime<sup>+</sup> Retail

## To Let

LONDON WC2  
119 Kingsway

### Prime Kiosk Opportunity

#### Location

The property is located in a prime position on Kingsway, close to Holborn Underground Station (Central and Piccadilly Line), whilst being situated adjacent to Wagamama and Burger King. Other nearby operators include Boots, Sainsburys, Blank Street Coffee and Greggs, to name a few.

An extract from the street plan is attached upon which the premises has been highlighted.

#### Accommodation

The property is arranged over ground floor and basement, providing the following approximate net internal floor areas:-

Ground Floor	342 sq ft	31.77 sq m
Basement (remote)	103 sq ft	9.57 sq m

#### Terms

An assignment of the existing lease expiring 22/12/36, subject to rent reviews in December 2026 and 2031 (linked to CPI with a cap & collar of 1-3%), and a tenant's only option to break on 23/12/31, at a current passing rental of £60,000 per annum exclusive, OR 8% of turnover, whichever is the greater.

#### Incentives

Further details are available upon request.



#### Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£33,750
UBR (2023/2024)	49.9p
Rates Payable	£16,841

Interested parties are advised to make their own enquiries with the Local Authorities.

#### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewing

All viewings are strictly by prior appointment.  
For further information or arrangements to inspect please contact:

Joel Berg  
joel@prime-retail.com  
07950 320 978





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[prime-retail.com](http://prime-retail.com)

For more information contact:  
**020 7016 5340**

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.