

SHOP TO LET - PRIME STRAND  
WHOLE BUILDING

# 428 Strand

London, WC2R 0QE



**Savills London**

33 Margaret Street  
London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)

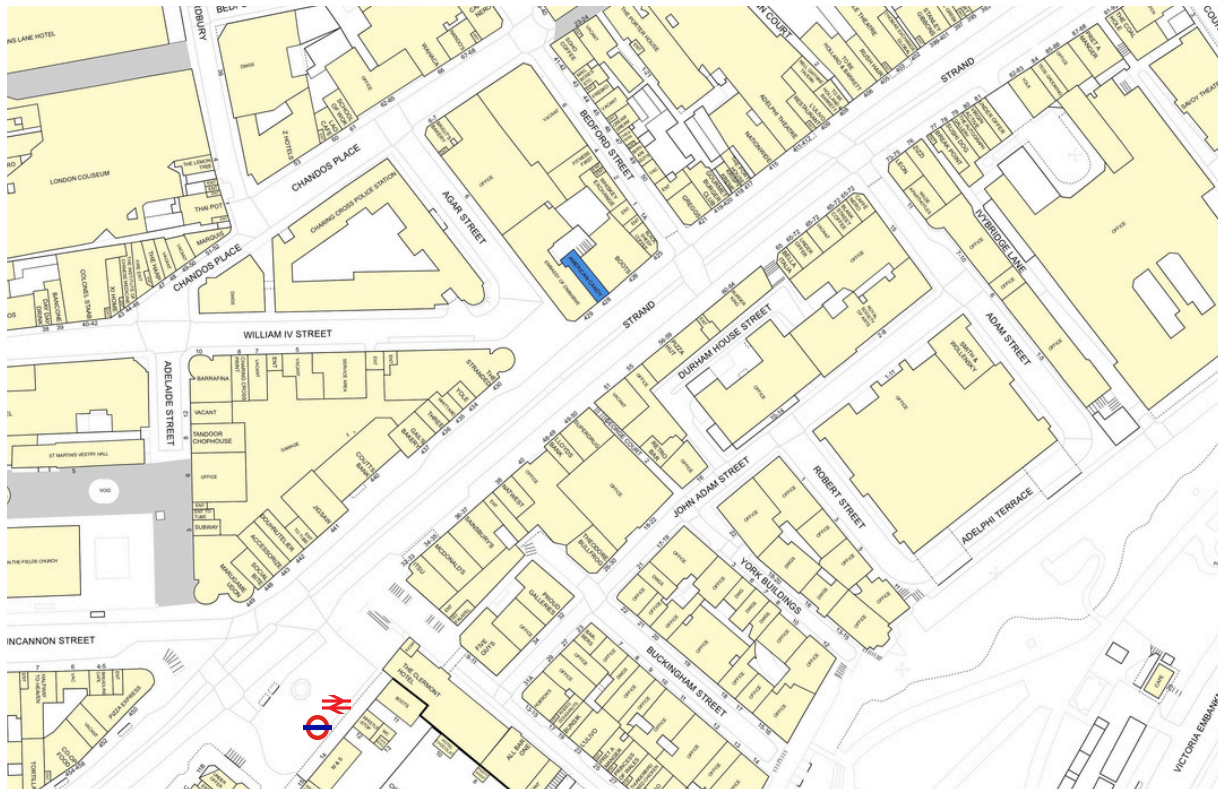


## Location

The premises occupy a prominent position on the north side of Strand in the prime pitch. Strand is a key London thoroughfare, which connects Fleet Street and the City in the west, to Charing Cross Station and Trafalgar Square in the east, with Covent Garden to the north.

The location benefits from exceptional footfall driven by nearby West End theatres, hotels, offices, and major tourist attractions. Trafalgar Square, the **National Gallery**, and Embankment Gardens are all within a short walk, along with the **Adelphi**, **Lyceum**, **Vaudeville**, and **Savoy** Theatres. The renowned **Savoy Hotel**, **Strand Palace Hotel** and **The Clermont** are all in the surrounding area, which has excellent transport links via Charing Cross station, and Embankment underground Station.

Nearby occupiers include **Gails**, **Donutelier**, **Jigsaw**, **Marugame Udon**, **Boots**, **Black Sheep Coffee**, **Itsu**, **Superdrug**, **McDonald's**, **Burger King**, **Pizza Hut**, **Nationwide**, **Holland & Barratt** and **Blank Street**.



## Accommodation

The premises are arranged over ground, basement and several upper floors, offering a rare opportunity to lease an entire building in this location. The premises comprise the following approximate net internal areas.

Ground Floor:	708 sq ft	65.78 sq m
Basement:	530 sq ft	49.23 sq m
First Floor:	661 sq ft	61.41 sq m
Second Floor:	436 sq ft	40.50 sq m
Third Floor:	516 sq ft	47.94 sq m
<b>Total:</b>	<b>2,851 sq ft</b>	<b>264.86 sq m</b>

## Viewing & further information

Strictly by prior arrangement only with:

**Alasdair Scott**

alasdair.scott@savills.com  
+44 (0) 7867 743 329

Or via our Joint Agents,  
Cushman & Wakefield:

**Freddie Steel**

freddie.steel@cushwake.com  
+44 (0) 7885 239 688



## Rent

On application.

## Tenure

The premises are available by way of a new FR&I lease for a term to be agreed, subject to five yearly upward only rent reviews. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

## Rates

Rateable Value (2026): £98,000

UBR: £0.43 (RHL)

Rates Payable: £44,100

*Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.*

## Use

High quality named uses in Class E.

## Legal Costs

Each part to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

C(64).




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