



## Ground & Lower Ground

23A Tavistock Place, London, WC1H 9SE

**515 sq ft fully fitted beauty /  
nail salon available To Let**

**515 sq ft**  
(47.85 sq m)

- Fully fitted and operational beauty & nail salon
- Lease assignment available
- Ready for immediate operation
- High footfall location
- Excellent transport links
- Inside Act 1954
- Premium applicable

# Ground & Lower Ground, 23A Tavistock Place, London, WC1H 9SE

## Summary

<b>Available Size</b>	515 sq ft
<b>Passing Rent</b>	£29,500 per annum
<b>Premium</b>	£162,000
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable. On rent
<b>EPC Rating</b>	Upon enquiry

## Description

A thriving beauty and nail salon located in the heart of Central London. Available via lease assignment, this property is fully equipped and ready for immediate operation, making it an ideal opportunity for beauty professionals looking to establish or expand their business in a sought-after area.

Benefitting from a high spec finish, offering a welcoming and professional environment for clients. This is a rare opportunity to acquire a well-established business in a vibrant and busy area of London.

The property is positioned in a bustling area with high foot traffic, providing an excellent opportunity for a successful business.

Schedule of inventory available upon request.

Premium: £162,000

## Location

Situated on Tavistock Place, WC1H, this property enjoys a prime Central London location surrounded by a mix of residential, commercial, and hospitality venues. The area benefits from excellent connectivity, with several key transport links nearby:

Russell Square Station (Piccadilly Line): 5-minute walk

King's Cross St Pancras (National Rail & Underground): 10-minute walk

Euston Station (National Rail & Underground): 12-minute walk

## Specification

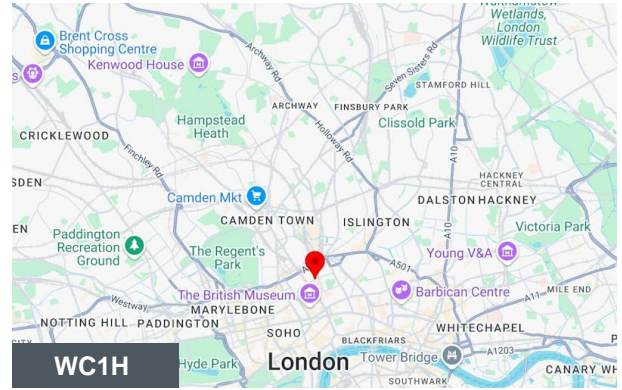
Air conditioning

Recently Refurbished

Fully furnished

## Terms

The current lease agreement commenced on September 24, 2020, and will expire on September 23, 2030. No rent reviews are scheduled for the remainder of the lease term.



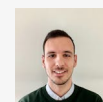
## Viewing & Further Information



### Quba Medford

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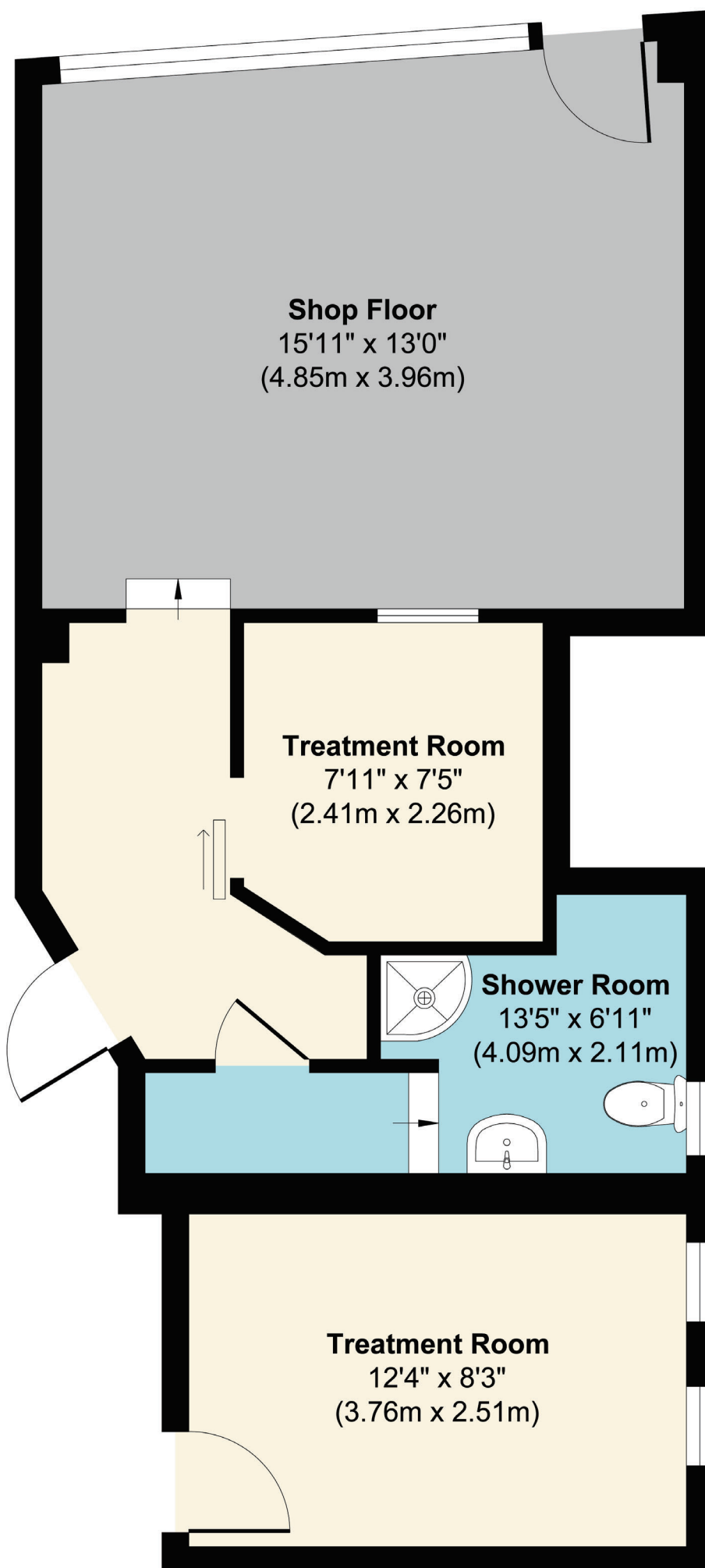


### George Sarantis

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### Ground Floor

**Approx. Gross Internal Floor Area 515 sq. ft / 47.84 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.

Produced by Elements Property