

LEASE FOR SALE – SOHO

PRIME Licensed A1 Retail

PREMIUM – OIEO £30K



■ LOCATION

This property occupies a highly prominent location on Berwick Street in Soho in a short walk to Oxford Street.

The busy location is well positioned, being three minute walk to Oxford Circus Station (Central, Victoria and Bakerloo Lines) and Tottenham Court Road Station (Central and Norther Lines).

Leisure and retail operators such as The Breakfast Club, Vital Ingredient, Ted's grooming room, Wasabi, MOJO lie in the immediate vicinity.

■ DESCRIPTION

The property currently trades as a shop on the ground floor and a basement with vault and WC.

■ ACCOMMODATION

The internal floor areas are laid out as follows:

Floor	Sq M	Sq Ft
Ground Floor	34	369
Basement	30	322
Basement Stores	4	43
Total	68	734

■ USE

A1 Retail with benefit of Alcohol License permitting sale of alcohol for consumption off premises (other uses considered, subject to planning permission).

■ LEASE

The property is held on an effective FRI lease commencing 31 January 2006 for a term of 20 years with c.10 years unexpired **inside the Landlord & Tenant Act 1954.**

■ PASSING RENT

£52,500 pa exclusive of rates, service charge and all outgoings.

Subject to a stepped increase to £55,000 pa on and from 30 January 2019. Next rent review is on 30 January 2021.

■ PREMIUM

Offers in excess of £30k.

■ BUSINESS RATES

Rateable value £33,000.
Rates payable £16,269 pa.

■ SERVICE CHARGE

TBC

■ PROFESSIONAL COSTS

Each party to be responsible for their own legal costs in this transaction.

■ POSSESSION

Upon completion of legal formalities

■ EPC

Available on request

■ VIEWING

Strictly through Landlords sole agents

■ CONTACT

Brecker Grossmith:

Shah Islam

DL: 020 7908 2683

Shah@breckergrossmith.co.uk

Henry Carroll

DL: 020 7908 2675

Henry@breckergrossmith.co.uk

Brecker Grossmith
63 Wigmore Street
London W1U 1BQ

Tel: 020 7486 3531
breckergrossmith.co.uk

Brecker Grossmith on behalf of the Landlords of this property whose agents they are, give notice that: These particulars do not constitute an offer or a contract, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars as to the property are to be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Regulated by RICS. Subject to Contract.