

PROPERTY PARTICULARS

TO LET - SOHO A1 BOUTIQUE RETAIL UNITS



**Brecker
Grossmith**
CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

020 7486 3531
www.breckergrossmith.co.uk

A1 retail units
249 sq ft
221 sq ft
273 sq ft
197 sq ft

**Smiths' Court
Soho
London, W1D 7DL**

■ LOCATION

Smiths' Court is located at the heart of Soho, off Brewer Street and Great Windmill Street in close proximity to Regent Street. Piccadilly Circus and Oxford Circus underground stations are within a short walking distance.

■ DESCRIPTION

Character fashion courtyard surrounded by many landmark attractions and leisure amenities. Within sight of London Fashion Week venue Brewer Street and the Ham Yard hotel plus the fashion district of Berwick Street and Carnaby Street.

■ USE

A1 Retail use: suitable for ladies fashion and accessories; handcrafted specialist goods and packaged products.

■ RENT

Unit	Size (sq. ft.)	Rent (per annum)
5	249	£20,000
7	315	LET
9	284	LET
14	273	£20,475
18	221	£16,650
31	925	LET
33	311	LET
57b	197	£14,775

*Rent is exclusive of service charge, business rates, insurance and 5% rent collection fee.

■ LEASE

A new FRI lease to be negotiated.

Brecker Grossmith
63 Wigmore Street
London W1U 1BQ

Tel: 020 7486 3531
breckergrossmith.co.uk

■ BUSINESS RATES

Westminster City Council – to be assessed.

■ SERVICE CHARGE

To be confirmed upon application

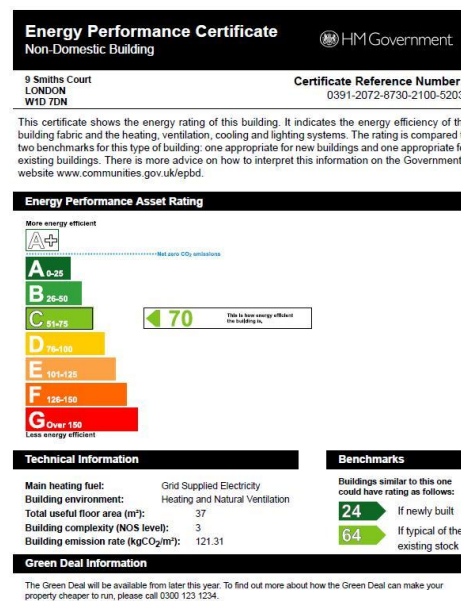
■ BUILDING INSURANCE

The Landlords insure the building, the tenant to reimburse their proportion.

■ POSSESSION

Upon completion of legal formalities

■ EPC



■ VIEWING

Strictly through Landlord's sole agents

■ CONTACT

Brecker Grossmith:

Henry Carroll
DL: 020 7908 2675
Henry@breckergrossmith.co.uk

Brecker Grossmith on behalf of the freeholders 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.