



SMITH'S COURT, SOHO
GROUND FLOOR OFFICE SUITE IN SOHO COURTYARD
1,058 SQ FT

6 SMITH'S COURT LONDON W1D 7DN



LOCATION:

Smiths' Court is a picturesque courtyard development in the heart of Soho. It is accessed by Farriers passage from Brewer Street or via Great Windmill Street

Soho is a vibrant part of the west end and alive with bars, cafes, restaurants and boutique retailers.

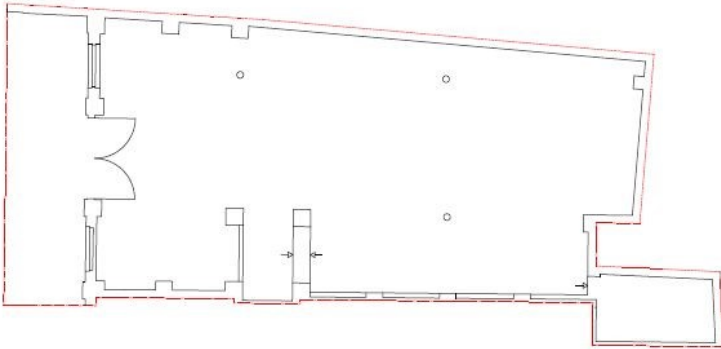
The property is in close proximity to key transport hubs at Piccadilly Circus, Leicester Square, and Oxford Circus. This provides access to the Northern, Bakerloo, Central and Victoria lines.

ACCOMMODATION:

This characterful office is configured in an open plan format with a vaulted ceiling.

- ◇ Good floor to ceiling height
- ◇ Kitchenette
- ◇ Open plan working area
- ◇ Close to key transport connections
- ◇ Characterful building in the heart of Soho
- ◇ Self-contained

FLOOR PLAN:



USE:

Class E: Commercial Business & Service E (G) (i) Offices

RENT:

£75,000 pax. Subject to a 5% rent collection fee plus VAT. This is non-negotiable.

INSURANCE:

The estimated insurance premium for the year ending 23 June 2024 is £1,619.00 This is subject to a 12.5% management charge plus VAT. This is non-negotiable.

BUSINESS RATES:

The VOA have recorded a rateable value for 2023/4 of £55,500. The estimated rates payable are £28,416. Interested parties are to make their own enquires within Westminster City Council.

EPC:

We await EPC details.

LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred in a transaction.

VIEWINGS:

Strictly by appointment through BRECKER GROSSMITH:

PHIL RICHARDS: 020 7908 2683

E-mail: Phil@breckergrossmith.co.uk

RICHARD BRECKER : 020 7486 3531

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