

Soho, London

6 Smiths' Court
W1D 7DN

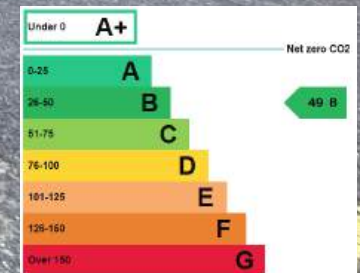
Class E - Office/
Showroom

1,058 sqft - Ground
Floor

£65 PSF / £68,800 PAX

New Lease - Available
Now


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LOCATION:

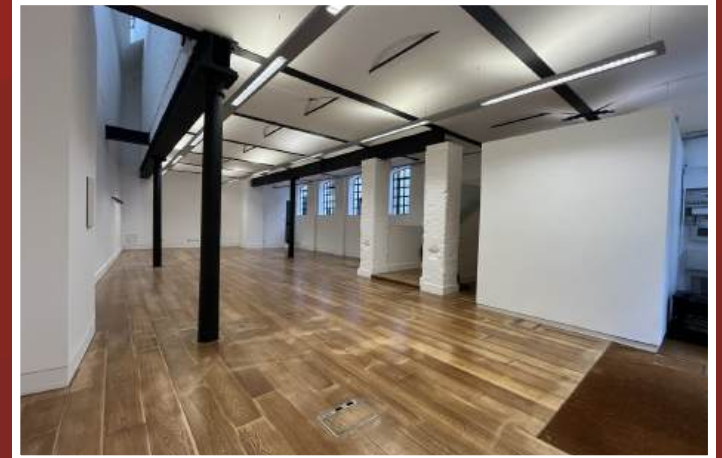
Smiths' Court is an idyllic setting located in Soho, off Brewer Street and Great Windmill Street, and within close proximity to Regent Street. Piccadilly Circus and Oxford Circus underground stations are within a short walking distance. This ground floor unit benefits from good foot traffic, as well as offering privacy being set back from the street.

ACCOMMODATION:

A charming self-contained commercial space blending modern interior design with the building's historic elements. Currently configured in an open plan format, with potential for installation of partitions to modify the layout as required.

KEY AMENITIES:

- Two W/Cs
- Kitchenette
- Good Floor to Ceiling Height
- Gated Access



USE:

Class E - Particularly suitable as an Office or Showroom.

Within sight of London Fashion Week venue Brewer Street and the Ham Yard Hotel, and sharing a close locale with the fashion district of Berwick Street and Carnaby Street, this unit is surrounded by many landmark attractions and leisure amenities.



TRANSACTION SUMMARY DETAILS

PRICE: £68,800.00 PAX. Subject to a rent collection fee of 5% plus VAT

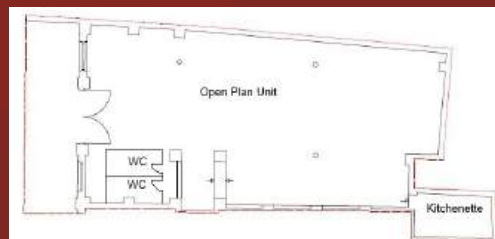
TERMS: New full repairing and insuring lease.

INSURANCE: The estimated insurance premium for the year ending 23 June 2025 is £1,809.84 This is subject to a 12.5% management charge plus VAT.

BUSINESS RATES: The VOA has recorded a Rateable Value of £55,500. for 2024/25. Interested Parties are to make their own enquiries with Local Authority.

LEGAL COSTS: Prospective Tenants will underwrite the Landlord's legal costs. Each party will otherwise be responsible for their own legal and professional costs incurred.

FLOOR PLAN:



**CONTACT US TO
ARRANGE A VIEWING:**

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