

57B, Brewer Street

# Smiths' Court, Soho

Retail Lease Opportunity

Class E Shop

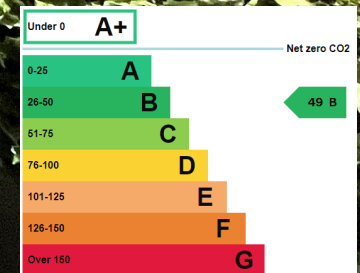
197 sqft - Ground Floor

£27,500.00 PAX

Available from Jan 2025



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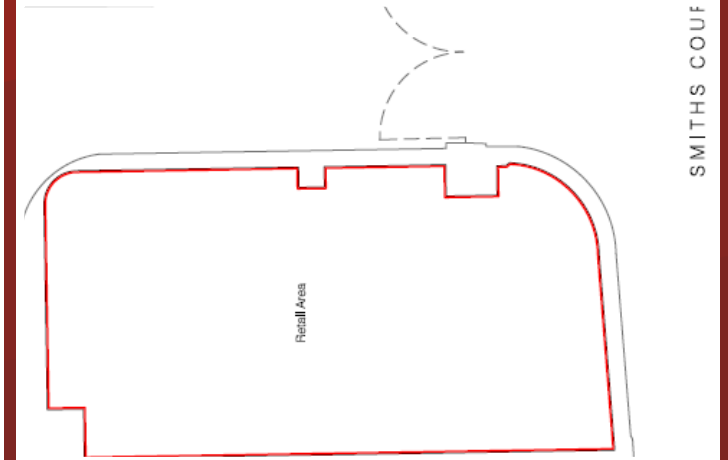


## LOCATION:

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.

## ACCOMMODATION:

Character courtyard surrounded by many landmark attractions and leisure amenities. Within sight of London Fashion Week venue Brewer Street and the Ham Yard Hotel, this charming boutique unit is also near the fashion district of Berwick Street and Carnaby Street. The unit benefits from a wrap around wooden frontage leading into the courtyard.



## USE:

Class E: currently E(a) Retail – No further F&B businesses are being considered for the courtyard unless totally exceptional.

Other retailers in the courtyard include award winning chocolatier William Curley, popular salad bar Bibi's Kitchen, The Hideaway Coffee Shop, hair salon Billy & Bo, The Walk-In Backrub and fashion brand Vertice.

## TRANSACTION SUMMARY DETAILS

**PRICE:** £27,500.00 PAX. Subject to a rent collection fee of 5% plus VAT

**TERMS:** New full repairing and insuring lease.

**SERVICE CHARGE:** The estimated service charge for the year ending 31 March 2025 is £2,682.00. This is subject to a 12.5% management charge plus VAT.

**INSURANCE:** The estimated insurance premium for the year ending 23 June 2025 is £373.90. This is subject to a 12.5% management charge plus VAT.

**BUSINESS RATES:** The VOA has recorded a Rateable Value of £37,250. for 2024/25. Interested Parties are advised to make their own enquiries with Local Authority.

**LEGAL COSTS:** Each party will be responsible for their own legal and professional costs / fees incurred.



**CONTACT US TO  
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