

31 Smiths' Court
Soho
London W1D 7DP

E Class (No extraction)

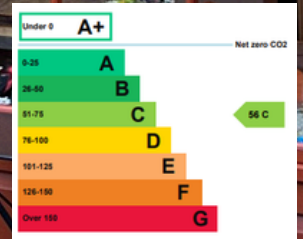
925 Sq Ft

Offers in excess of
£60,000 per annum

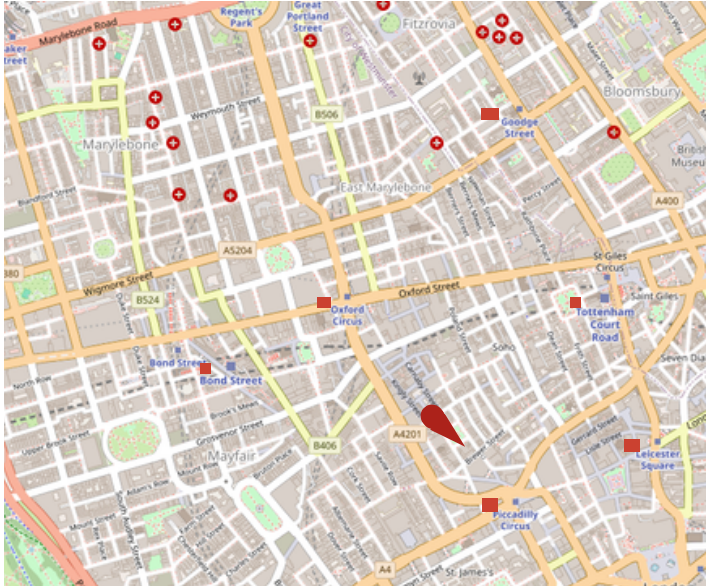
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LOCATION:

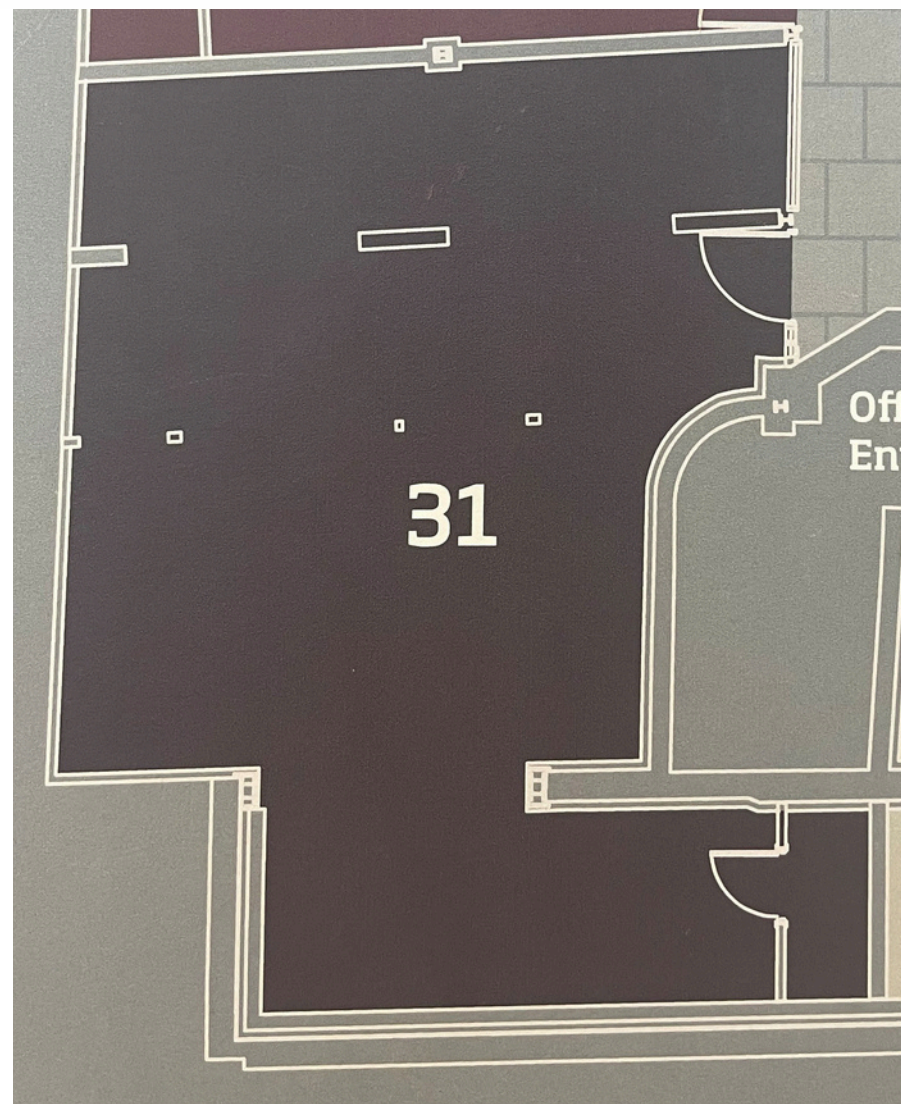
- Smiths' Court is a picturesque retail and office development in the heart of Soho.
- Situated just off Brewer Street close to Regent Street, the Firmedale Ham Yard Hotel and the fashion hubs of Berwick Street and Carnaby Street.
- A major household name shoe retailer is about to occupy the unit on the corner of Brewer St and Great Windmill Street (formerly let to Fiorucci).
- Tube stations in close proximity: Piccadilly Circus, Tottenham Court Road, Bond Street, Leicester Square and Oxford Circus.



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Description:

- The charming courtyard is an 'Instagrammer's dream' and home to an array of independent traders and businesses such as Hideaway Coffee, award-winning chocolatier William Curley, Bibi's Kitchen and leading talent agency The Artist Partnership.
- Surrounded by a host of West End landmark attractions, cafes, restaurants and leisure amenities.





TRANSACTION SUMMARY DETAILS

<u>RENT</u>	£60,000 per annum
<u>TERMS</u>	New Lease directly from Landlord.
<u>BUSINESS RATES</u>	The estimated rates payable by the tenant is £13,722.50 per annum however each party should make their own enquiries with the local authority.
<u>LEGAL COSTS</u>	Each party will be responsible for their own legal and professional costs/fees incurred.
<u>EXTERNAL WORKS CONTRIBUTION</u>	In addition to the service charge, there is a charge for major external works conducted every 5 years: £8,294.70.
<u>SERVICE CHARGE/INSURANCE</u>	For the year ending 31st March 2027, the Service Charge is £10,664.00. This is subject to a management charge of 12.5% plus VAT. For the year ending 23rd June 2026, the Insurance is £471.04. This is subject to a management charge of 12.5% plus VAT.



CONTACT US TO ARRANGE A VIEWING:

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TRANSACTION SUMMARY DETAILS..

RETAIL PRICE INDEX

This unit is offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to upward annual rent increases linked to the Retail Price Index. The lease will be subject to upward only rent reviews. Further information available upon request.

RENT COLLECTON FEE

The annual rent is subject to a rent collection fee of 5% plus VAT.

LEASE

The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

