

3rd Floor 59-61 Brewer
Street, W1F 9UN.

Prime Soho Location
165 Sq Ft

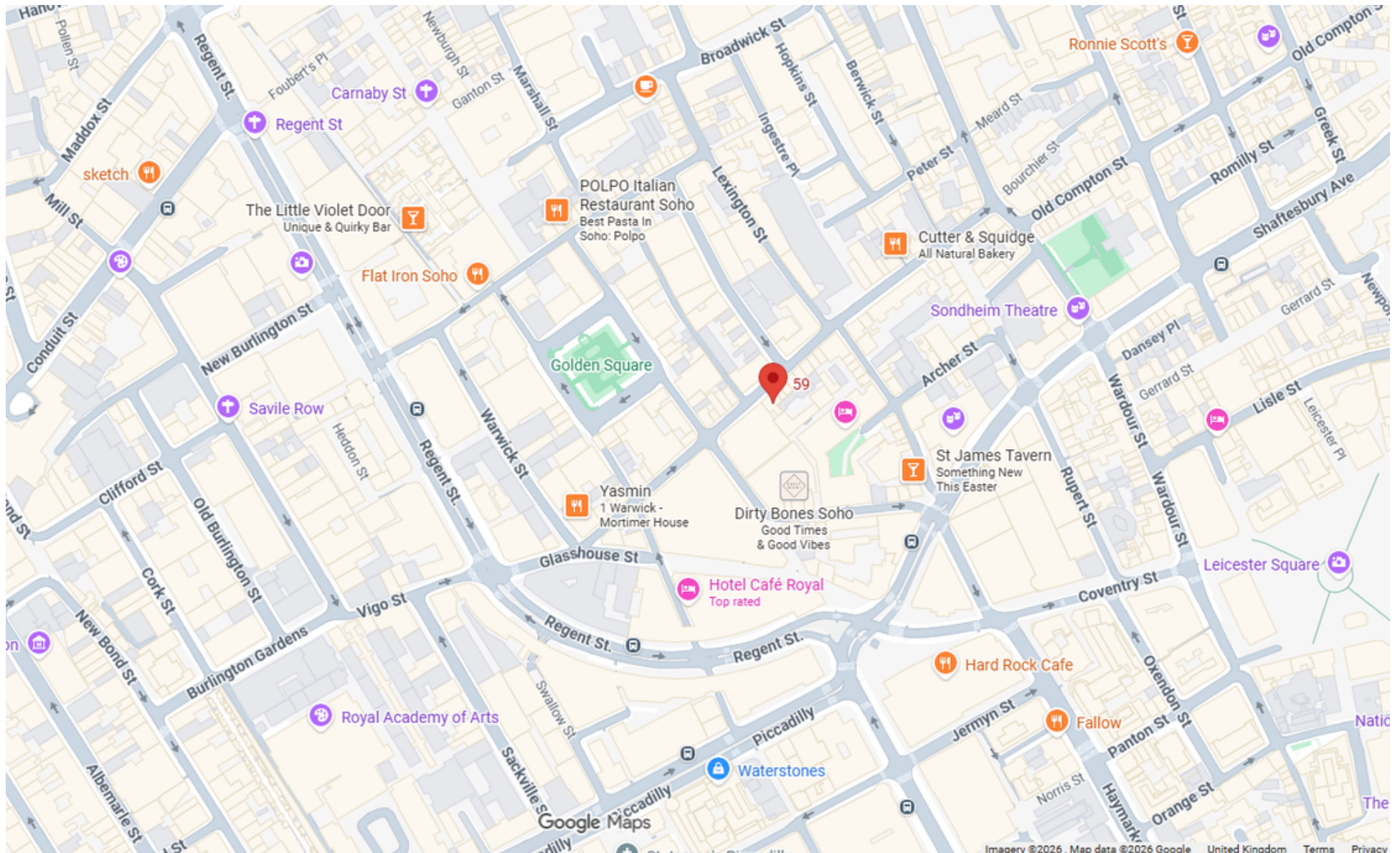
Use Class E - ideal for Office,
Workshop / Studio
Offers from £15,000



**Breckers
Grossmith**



LOCATION:





****CGI'S denoting indicative occupier layout****

LOCATION:

Situated on lively Brewer Street in Soho, London, the space at 3b enjoys a prime West End location. Surrounded by acclaimed restaurants, bars, and shops, the area offers a dynamic environment with excellent transport links—ideal for creative and forward-thinking businesses looking to thrive in a buzzing, well-connected district. Being just moments from Regent Street and Carnaby Street, you are at the forefront of any potential events and outings that may occur in prime Central London (particularly during Halloween and Christmas time)!

ACCOMMODATION:

The unit benefits from an exceptional view over Soho being located on the 3rd floor. The unit enjoys a great amount of natural light which also gives huge potential for a small business to have an oasis of calm as opposed to the hectic, trendy streets of Soho.



RENT:

Offers in excess of £13,460.

BUSINESS RATES:

The VOA has recorded a Rateable Value of £9,900. Interested Parties are advised to make their own enquiries with Local Authority.

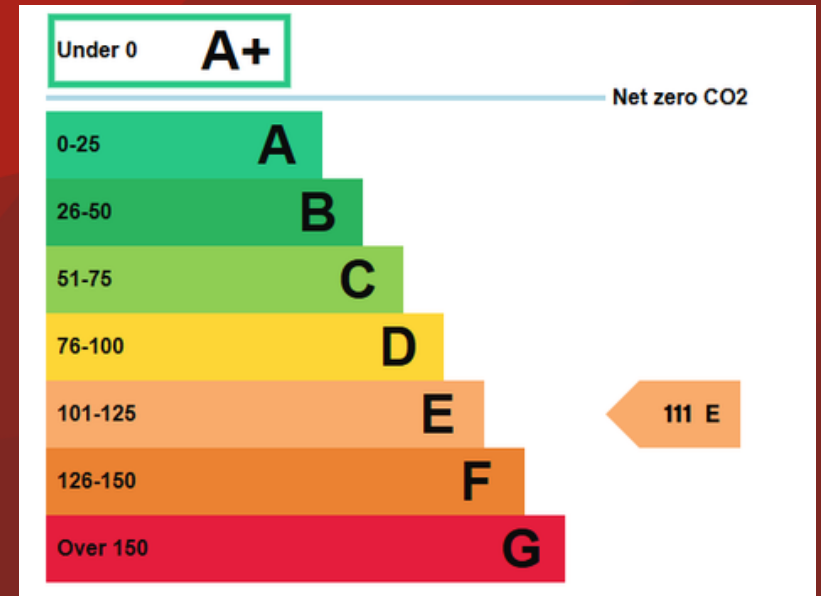
LEGAL COSTS:

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

INDEXATION:

This unit is offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to annual indexation in line with the Retail Price Index. For further information, please request upon enquiry

EPC:



FLOORPLAN:

INSURANCE:

The estimated insurance premium for the year ending 23rd June 2027 is £465.68. This is inclusive of an insurance management fee of 12.5%.

WHAT'S NEARBY?

Flat Iron, Honest Burger, Dishoom, Cafe Nero, Pret A Manger, Soho House, Bill's, Champion, Sushidog, Taro, CP Company, Third Space, Stone Island, Murdock.

