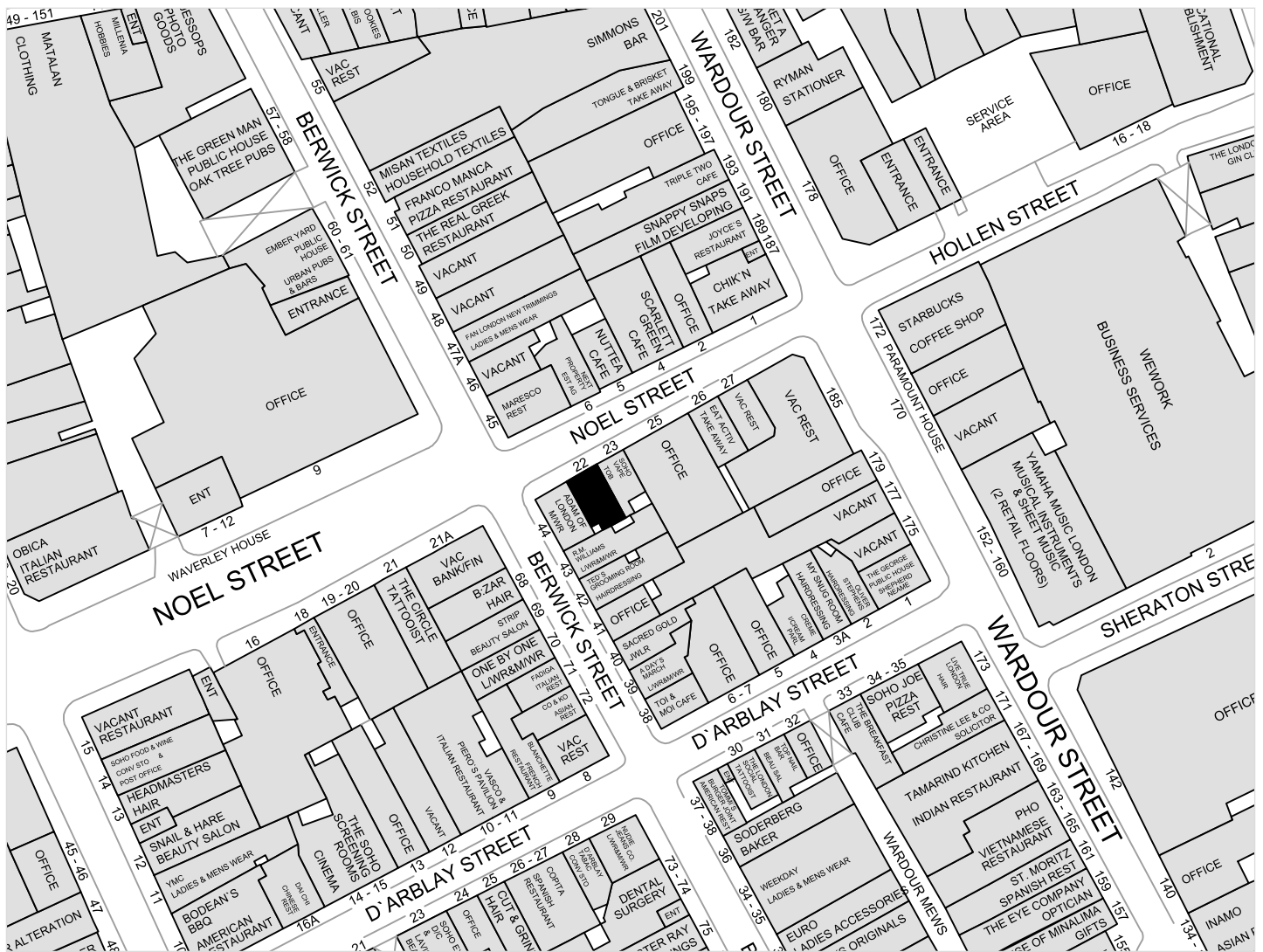

SOHO

22 NOEL STREET W1



NEW LEASE AVAILABLE
SUBJECT TO VP



FOR INDICATIVE PURPOSES ONLY

LOCATION

Located in Soho on the south side of Noel Street close to the intersection with Berwick Street. Occupiers nearby include **Scarlett Green, RM Williams, Adam of London, Nudie Jeans, Teds Grooming Room, Tommi's Burger** and **Maresco** (currently fitting out).

ACCOMMODATION

The premises are arranged on the ground floor and basement providing the following approximate net internal floor areas:

Ground floor	175 sq ft	16.26 sq m
Basement	200 sq ft	18.59 sq m
Total	375 sq ft	34.85 sq m

TENURE

Subject to vacant possession the premises are available on a new lease for a term to be agreed. The lease will be contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Offers are invited in excess of £32,500 per annum exclusive.

USE

Class E. Interested parties should make their own planning enquiries with Westminster Borough Council planning department.

RATES

The local rating authority has verbally advised that the property is currently assessed as follows:

Rateable Value £30,750

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

The onsite staff are not aware of the impending disposal so all viewings are strictly by prior appointment via the sole retained agent:



Nick Furlong

020 7183 0584

nf@bcetail.co.uk

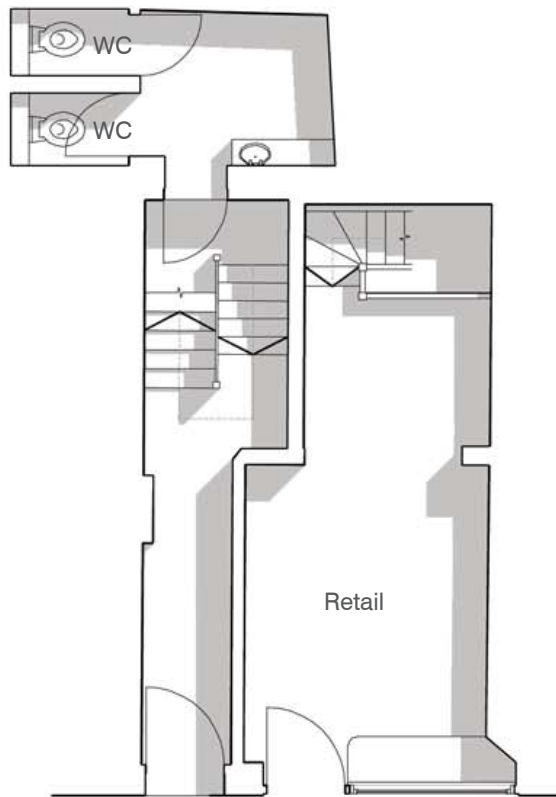
3rd Floor, 16 Ingestre Place

London W1F 0JJ

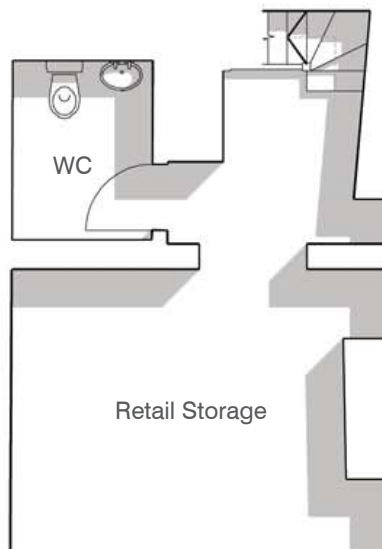
www.bcetail.co.uk

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. SUBJECT TO CONTRACT 2022

GROUND FLOOR



BASEMENT



NOT TO SCALE
FOR INDICATIVE PURPOSES ONLY.