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# SOHO

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14 BROADWICK STREET W1



NEW LEASE AVAILABLE  
SUBJECT TO VP

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## LOCATION

The premises are located in Soho on the north side of Broadwick Street between the intersections with Berwick Street and Wardour Street. Occupiers nearby include Pret a Manger, Broadwick Silks, Agent Provocateur, Paul A Smith Chocolates, Crosstown, Sounds of the Universe, Princi, Cass Art, Universal Works, Oliver Spencer and Foot Patrol amongst others.

## ACCOMMODATION

The property is arranged on ground floor and basement levels providing the following approximate net dimensions and internal floor areas:

Internal width (max)	17 ft 6 ins	5.36 m
Shop depth	33 ft 9 ins	10.29 m
Ground floor	490 sq ft	45.52 sq m
Basement	368 sq ft	34.19 sq m

## TENURE

The shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

Rental offers are invited in excess of £80,000 per annum exclusive.

## USE

We believe the premises have A1 use however interested parties should make their own enquires with Westminster Borough Council Planning Department.

## RATES

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

Rateable Value                      £35,500

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

An EPC can be made available on request.

## VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

**Fergus Emmerson**

020 7183 0588

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**Nick Furlong**

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