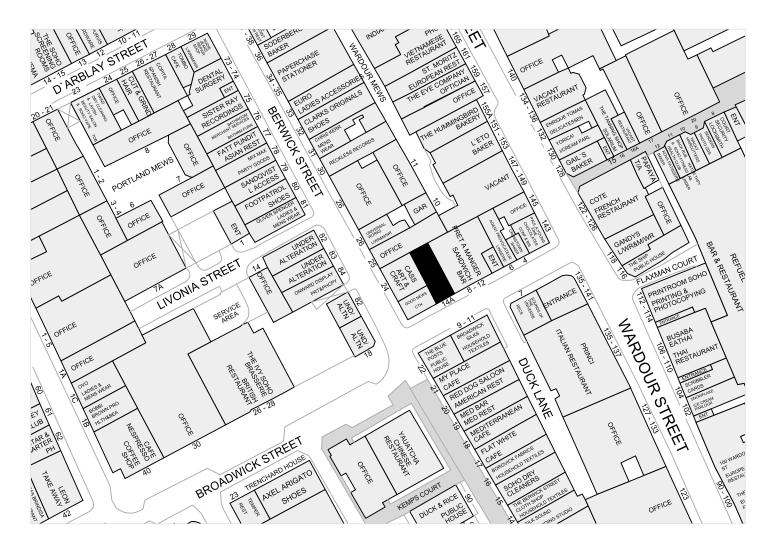
SOHO

14 BROADWICK STREET WI



NEW LEASE AVAILABLE SUBJECT TO VP



LOCATION

The premises are located in Soho on the north side of Broadwick Steet 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 AI 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.

EPC

An EPC can be made available on request.

VIEWING

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

Fergus Emmerson **Nick Furlong** 020 7183 0588 020 7183 0584 fe@bcretail.co.uk nf@bcretail.co.uk



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