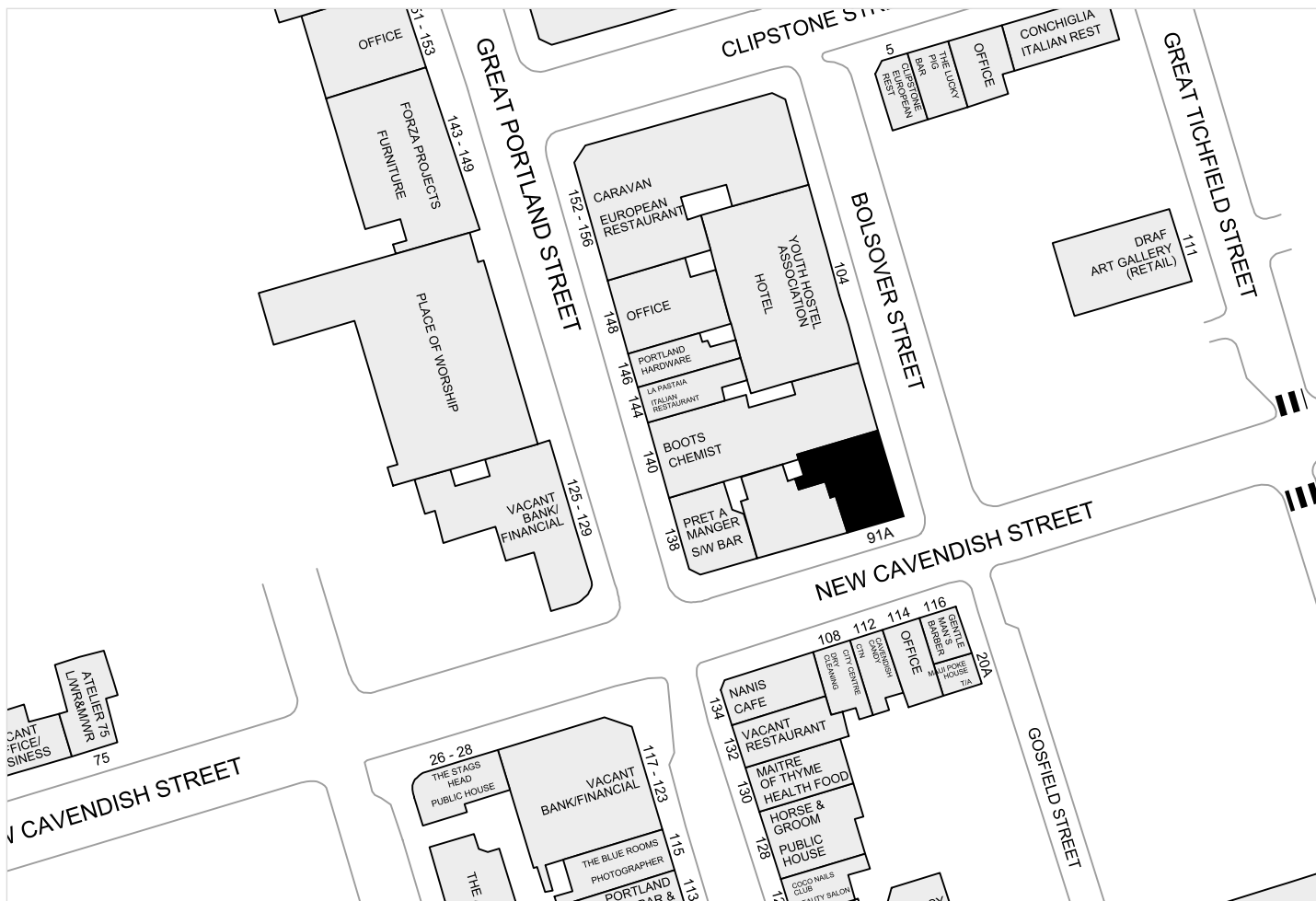

FITZROVIA

91A NEW CAVENDISH STREET W1



NEW LEASE AVAILABLE



LOCATION

The premises are located in heart of Fitzrovia just off Great Portland Street on the north side of New Cavendish Street. The shop occupies a corner position at the intersection with Bolsover Street where nearby occupiers include Caravan, Clipstone, Portland, Pret a Manger, Abokado, Harris + Hoole, Tesco and Co-Op amongst others.

ACCOMMODATION

The property is arranged on ground floor only providing the following approximate net internal floor area:

Ground floor 1,120 sq ft 104.05 sq m

A floor plan is available on request. The shop is fitted out to a high standard as a hairdressers.

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

Rent on application.

USE

We believe the premises have A1 use however interested parties should make their own enquires with Westminster Borough Council Planning Department. Consideration will be given to other retail uses STP.

RATES

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

Rateable Value £71,500

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

fe@bcretail.co.uk

Nick Furlong

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SUBJECT TO CONTRACT