
SOHO

2 GREAT MARLBOROUGH STREET W1



NEW LEASE AVAILABLE
SUBJECT TO VP



FOR INDICATIVE PURPOSES ONLY

LOCATION

The premises are located in Soho on the north side of Great Marlborough Street close to the intersection with Poland Street adjacent to **Soul Cycle**. Other occupiers nearby include **M&S, Beyond Retro, Manteca, Brewdog, YMC, Costa** and **Obica** amongst others.

ACCOMMODATION

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

Gross frontage	15 ft 11 ins	.85 m
Internal width (max)	15 ft 2 ins	4.61 m
Shop depth	43 ft 4 ins	13.2 m
Ground floor	550 sq ft	51.56 sq m
Basement	610 sq ft	56.67 sq m
Vaults	54 sq ft	5.02 sq m
Total	1,214 sq ft	113.25 sq m

Floor plans are available on request.

TENURE

Subject to VP the premises are available on 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

Upon application.

USE

The last occupier was an AI use however the landlords will consider other uses within the new Class E. 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 £51,000

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

EPC

An EPC can be made available on request.

VIEWING

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

Ted Parr
020 7183 0589
tp@bcretail.co.uk

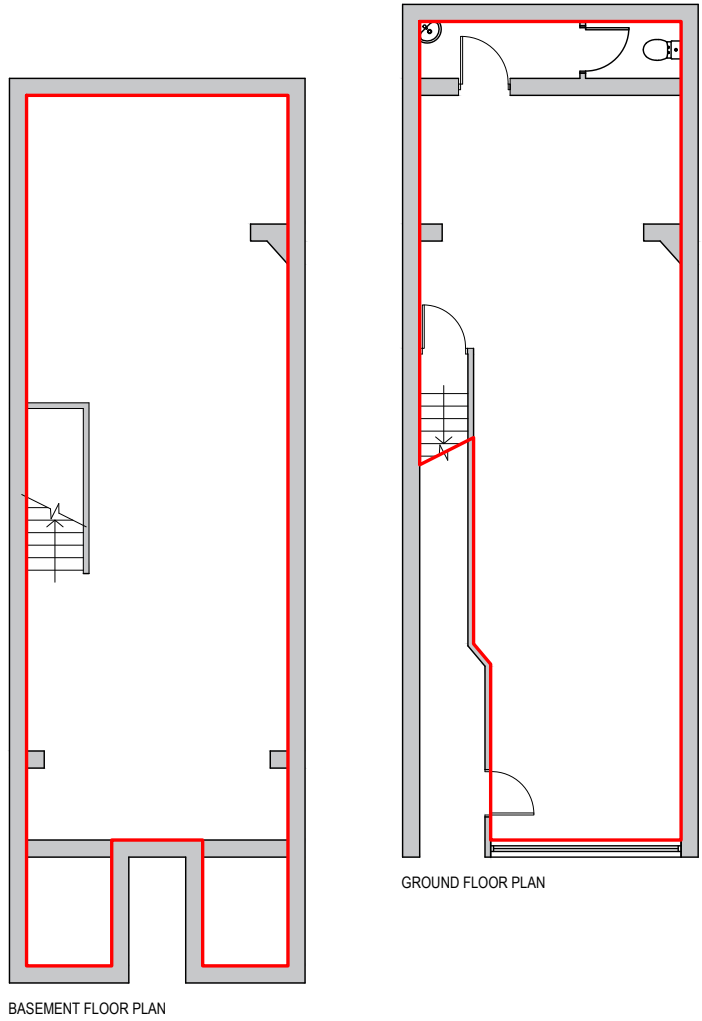
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FLOOR PLANS



Floor plan not to scale.
For indicative purposes only.