



### *Location*

Prominent corner location on Noel Street at the junction with Berwick Street. Nearby operators include Nudie Jeans, Oliver Spencer, Footpatrol, The Breakfast Club, Sandqvist and R M Williams.

### *Accommodation*

Ground Floor - A1	661 sq ft	61.43 sq m
Basement - A1 / B1	914 sq ft	84.94 sq m
Floor 1 - B1	815 sq ft	75.74 sq m
Floor 2 - B1	815 sq ft	75.74 sq m
Floor 3 - B1	815 sq ft	75.74 sq m
Floor 4 - B1	730 sq ft	67.84 sq m
<b>Total</b>	<b>4,750 sq ft</b>	<b>441.45 sq m</b>

The unit is fully refurbished with excellent natural light to all floors.

### *Lease Term*

By way of a new Full Repairing and Insuring lease for a term to be agreed, incorporating 5 yearly upwards only rent reviews.

### *Rent*

Ground Floor - £110,000 pax  
 Basement - £55,000 pax  
 Floor 1 - £70,000 pax  
 Floor 2 - £67,500 pax  
 Floor 3 - £67,500 pax  
 Floor 4 - £65,000 pax

### *Rating*

Rates are to be re-assessed following Landlord's works.

All interested parties are to make their own enquiries to Westminster Council (020 8315 2050).

### *Service Charge*

Further details on application.

### *Energy Performance Certificate*

Available upon request.

### *Costs*

Each party is to be responsible for their own legal costs incurred in this transaction.

### *Contact*

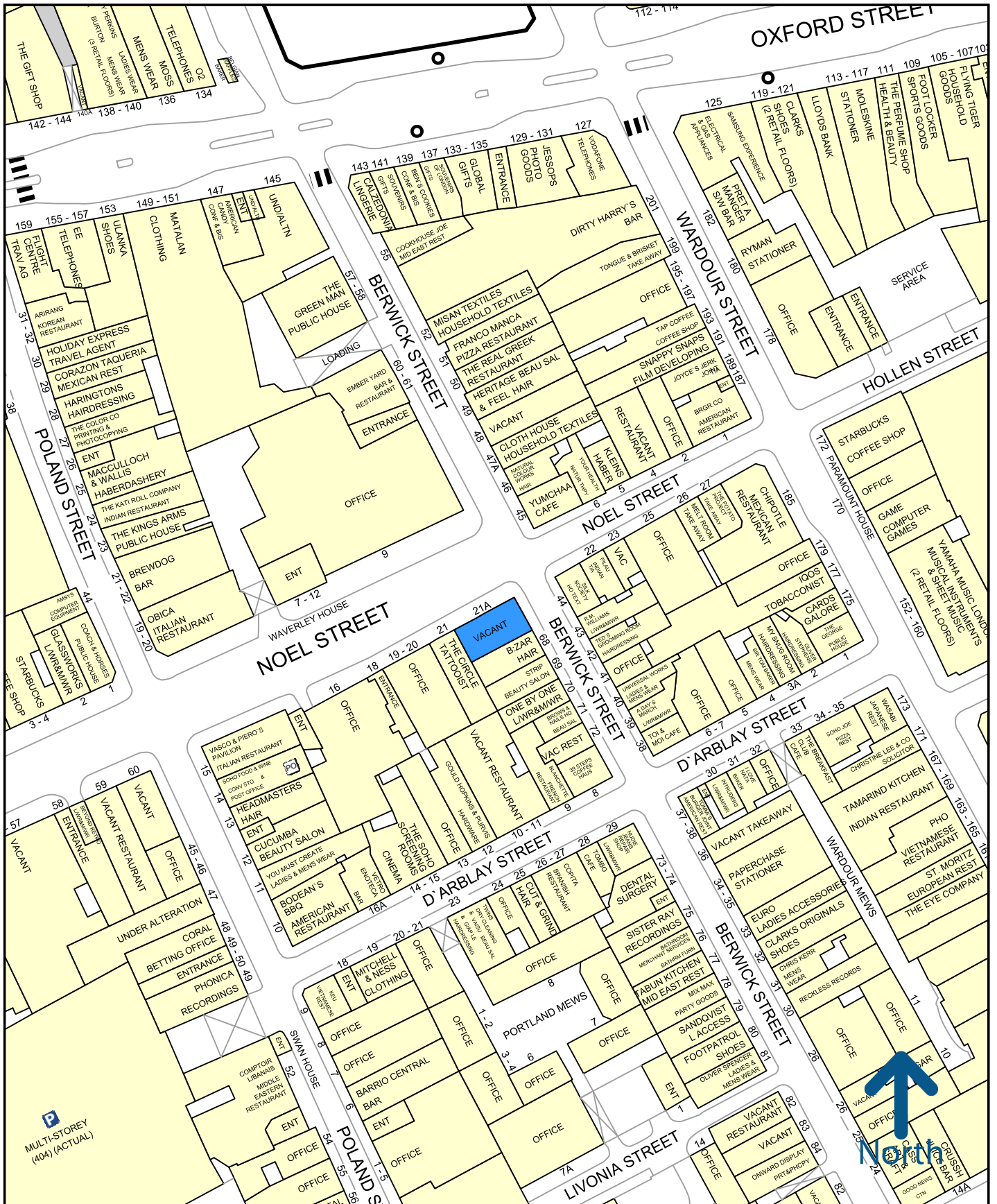
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### *Or through our joint agents*

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Experian Goad Plan Created: 05/10/2018  
Created By: Kitchen LaFrenais Morgan

