

# 21a Noel Street, London



# 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

Floor 4 - B1	730 sq ft	67.84 sq m
Floor 3 - B1	815 sq ft	75.74 sq m
Floor 2 - B1	815 sq ft	75.74 sq m
Floor 1 - B1	815 sq ft	75.74 sq m
Basement - A1 / B1	914 sq ft	84.94 sq m
Ground Floor - A1	661 sq ft	61.43 sq m

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

James Andrews +44 (0)20 7317 3708 jandrews@klmretail.com Ben Clark +44 (0)20 7317 3730 bclark@klmretail.com

Victoria Perkins +44 (0)20 7317 3721 vperkins@klmretail.com

# Or through our joint agents

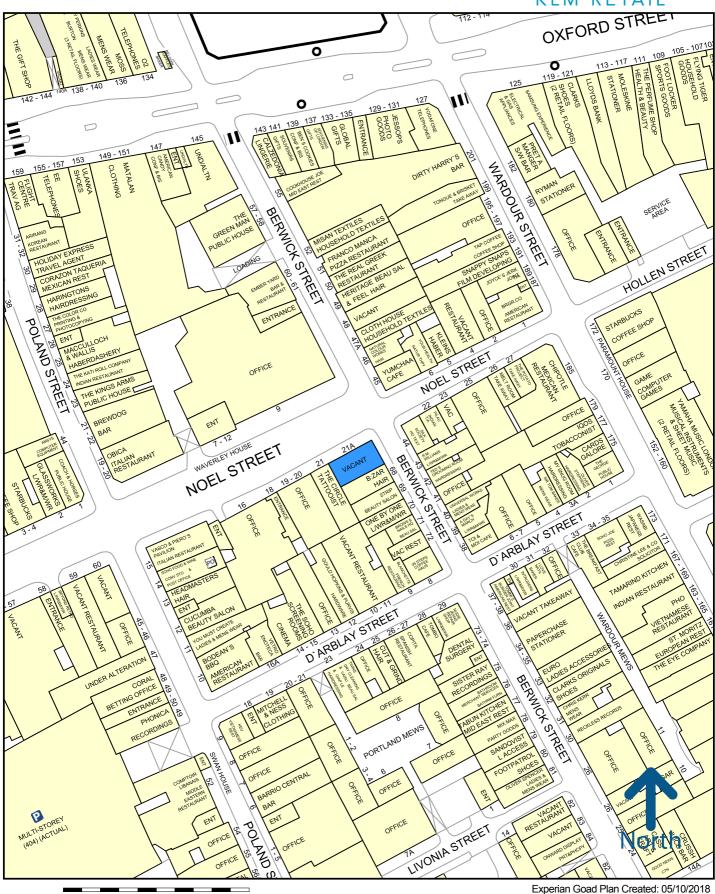
Paul Gold BDG Sparkes Porter - Offices 020 7629 1088 / 07779 100 875

#### +44 (0)20 7317 3700 | www.klmretail.com

Misrepresentation Act 1967 & Property Misdescription Act 1991. These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole or part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.







50 metres

Map data

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

Created By: Kitchen LaFrenais Morgan