



30-32 Foubert's Place, Carnaby, London, W1

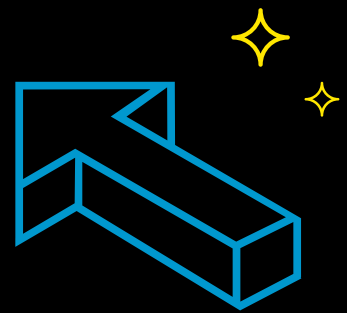
NEW RETAIL OPPORTUNITY



CARNABY



30-32 Foubert's place



Location

One of Central London's most vibrant districts, Carnaby is a lifestyle destination encompassing 13 streets, 150 shops and more than 50 independent restaurants, cafes, bars and pubs. The area is globally renowned for trend focused retailing.

The Newburgh Quarter is located within Carnaby and is a hive of cutting edge activity offering innovative retail concepts and handcrafted independent stores. Home to one off brands, unique lifestyle and dining experiences and flagship shops including **The Ragged Priest**, **Red Wing**, **Cubitts**, **Levi's Vintage**, **Filson**, **Shinola** and **Onitsuka Tiger**.

Now is your chance to join them.

Accommodation

The property is arranged over the ground, first and basement retail floors with self-contained offices at the 2nd and 3rd floors. The unit provides the following approximate net internal areas:

Ground Floor:	498 sq ft	46.3 sq m
Basement:	807 sq ft	75 sq m
First:	420 sq ft	39 sq m
Second:	528 sq ft	49 sq ft
Third:	489 sq ft	45.4 sq m
Total:	2,742 sq ft	254.7 sq m

Tenure

The shop is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. In accordance with the other lettings on Carnaby, the lease will be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Rent

Subject to contract rental offers are invited in the region £175,000 per annum exclusive of rates, (VAT if applicable) and all other outgoings.

Service Charge and Insurance

The service charge for the current financial year is estimated at £17,340. The insurance is estimated at £1,840.

Rates

We are verbally advised by the local authority that the premises have been assessed for rating purposes as follows:

Rateable Value (2017): £154,000

Uniform Business Rate (2018/2019): 51.3p

Rates Payable (2018/2019): £79,002

Energy Performance Certificate

64 - Band C (51-75)

Legal Costs

Each party to bear its own costs.



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 BAR/RESTAURANT/CAFÉ



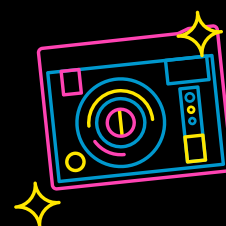
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