



27
Shorts Gardens,
London WC2

SHOP TO LET



SEVEN DIALS
LONDON - EST.1690

32

MILLION VISITORS PER YEAR

£133

AVERAGE SPEND PER VISIT

2.5

HOURS DWELL TIME

DESCRIPTION

Seven Dials is a unique village with a mix of eclectic restaurants and cafes, independent boutiques, global brands, theatres and luxury hotels. Each store in the village promises an original, quality experience that draws customers back to Seven Dials time and time again. Seven Dials brings you seven streets of contemporary fashion and a hub of restaurants.

The unit is situated on Shorts Gardens and nearby retail brands include Birkenstock, Skinnydip, Vans, Superga, Havaianas, Urban Outfitters, and Diesel. The area also offers a range of exciting restaurant and café operators including Homeslice, Campagnie des Vins Surnaturels, Monmouth Coffee, Flesh & Buns, Fafa's, Redemption, 26 Grains and The Barbary.

INFORMATION

Rent

£85,000 per annum exclusive of rates, service charge & VAT if applicable.

Rateable Value (2017)

£54,000

Rates Payable (2019/2020)

£27,216

Service Charge and Insurance

The service charge is estimated at £4,300 and insurance is £150 for the current year (2018/19).

Further information is available on request.

Legal Costs

Each party is to bear their own legal costs.

EPC

Available upon request.

ACCOMMODATION

The property is arranged over ground and basement floors providing the following approximate net internal areas:

Ground Floor Sales:
523 ft² / 49 m²

Basement Ancillary
1,405 ft² / 131 m²

Total Area:
1,873 ft² / 179 m²

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed in Shaftesbury's standard format, contracted outside the security of tenure & compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).



SevenDialsLondon



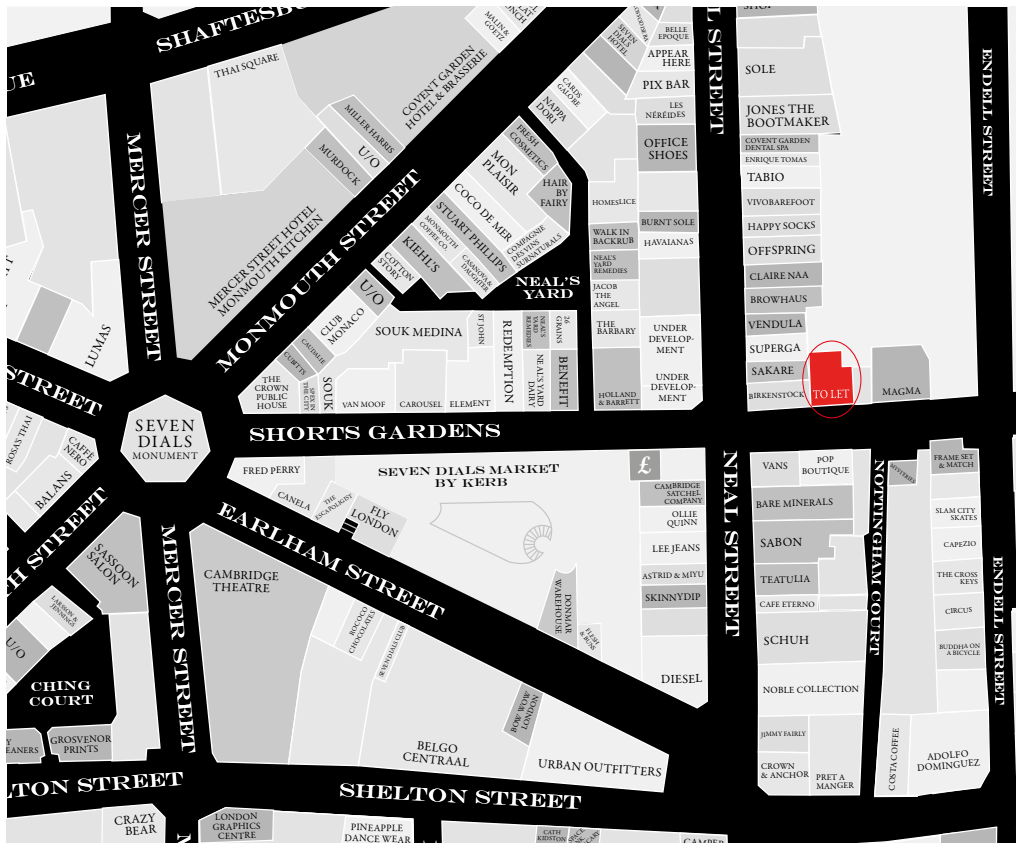
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www.sevendials.co.uk