

To Let

125 Great Portland Street, W1W 6AX

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Description

The subject property is located on Great Portland Street in the City of Westminster 0.5 miles north of Oxford Street. The property holds a prominent location on the corner of where Great Portland Street and New Cavendish Street meet. It is located 0.3 miles south of Great Portland Street Tube Station. Nearby occupiers include Pret A Manger, Greggs, Co-operative food and a number of showroom premises.

Accommodation

The property is arranged over basement and ground floor providing the following approximate floor areas:

Ground floor:	227.61 sq m	2,450 sq ft
Basement:	92.44sq m	995 sq ft
Total:	320.05 sq m	3,445 sq ft

Lease

The premises are available on an assignment of a current lease expiring 8 October 2035 with a further rent review on 25 March 2019 and every 5 years thereafter. Part of the premises (87 New Cavendish Street) are sub-let on a lease expiring 19/12/2028 at a rent of £142,000 plus VAT. Tenant break 20/12/2023.

Rent

Net rent £80,500 (gross = £222,500)

Premium

Offers invited

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £170,000
UBR: £0.524
Rates Payable: £89,080

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

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

Planning

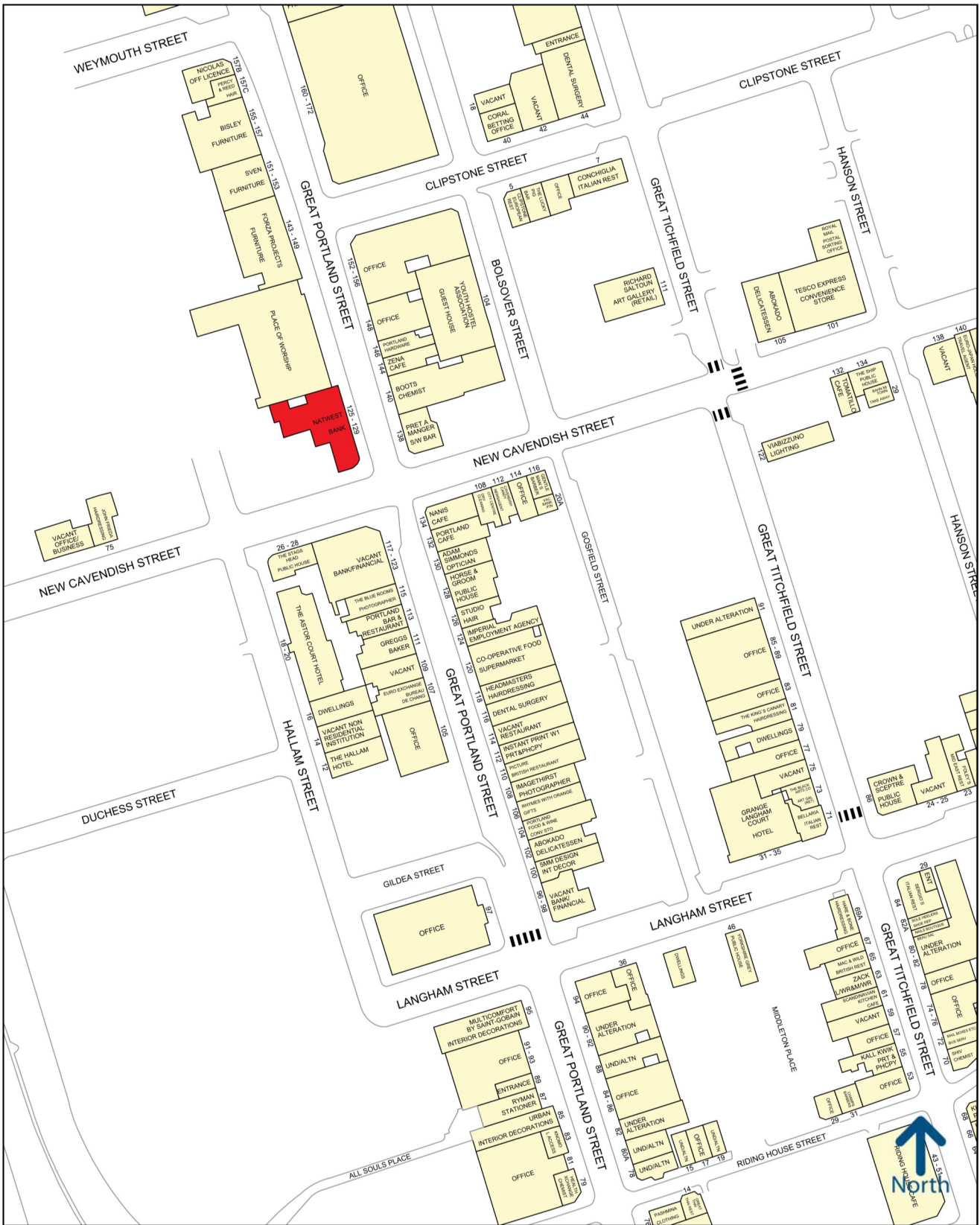
We have been advised by the local planning authority that the premises have A2 planning permission. Interested parties should verify the planning use for the unit with the local planning authority.

EPC

The property has an EPC rating of F. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.



Experian Goad Plan Created: 04/10/2017
Created By: GVA



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- Corporate structure and ownership details.
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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.