



72
Neal Street,
London WC2

SHOP TO LET



SEVEN DIALS
LONDON - EST.1690

32
MILLION
VISITORS
PER
YEAR

£110
AVERAGE
SPEND
PER VISIT

2.5
HOURS
DWELL TIME

DESCRIPTION

As London's most fashionable shopping area, Seven Dials is home to London's best stores from Britain and beyond.

Seven Dials brings seven streets of contemporary fashion, from modern classics to fashion-forward looks within a unique mix of international concept stores and stylish independent boutiques. Each store in the village promises an original quality experience that draws shoppers back to Seven Dials time and time again.

The premises are situated on Neal Street, close to BIRKENSTOCK, VANS, OFFICE, SUPERGA, LEE JEANS, OFFSPRING, OLLIE QUINN and THE CAMBRIDGE SACHEL COMPANY.

SEVEN DIALS MARKET by KERB will open during the course of 2019, comprising a 22,000 sq ft food market in the heart of Seven Dials.

INFORMATION

Rent

£195,000 per annum exclusive of rates, service charge & VAT if applicable.

Rateable Value (2017)

£160,000

Rates Payable (2019/2020)

£83,840

Service Charge and Insurance

The service charge is estimated at £1,200 and insurance is £1,400 for the current year (2019/20).

Further information is available on request.

Legal Costs

Each party is to bear their own legal costs.

EPC

D(80). Full EPC available on request.

ACCOMMODATION

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

Ground Floor Sales:

954 ft² / 88.63 m²

Basement Ancillary

1,141 ft² / 106.00 m²

Total Area:

2,095 ft² / 194.63 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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VIEWING

Strictly by appointment with joint agents:



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www.sevendials.co.uk

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