

LEWIS  
CRAIG

RETAIL PROPERTY

Lease Available

**Highly Prominent Corner A1 Opportunity**  
**Directly Opposite Great Portland Street Underground**



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Directly Opposite Great Portland Street Underground  
**246-248 Great Portland Street, London W1W 5QY**

Approx. 2,773 sq ft

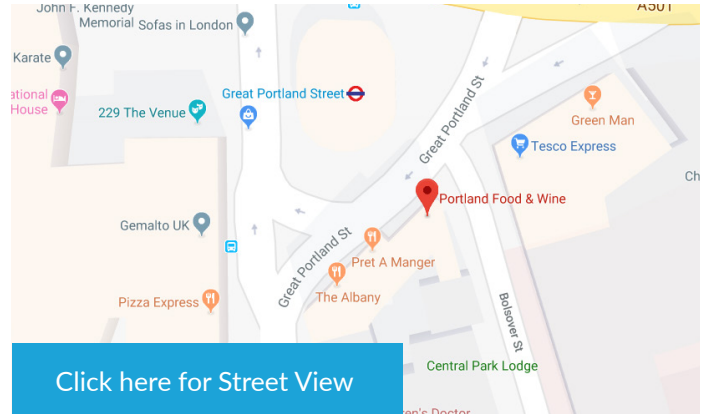
Location

The premises occupy an extremely prominent corner position, at the northern end of the thoroughfare, immediately opposite Great Portland Street Underground, adjacent to both Pret a Manger and Tesco Express. Other occupiers in the immediate vicinity include Pizza Express, The Albany, and The Portland Hospital. Immediately opposite the unit is British Land's flagship Regent's Place mixed-use scheme, spread over 13 acres, housing some 16,000 workers and residents.

Nearby



## Highly Prominent Corner A1 Opportunity Directly Opposite Great Portland Street Underground



### Accommodation

Arranged over ground and basement, providing the following approximate areas:

Ground Floor	1,081 sq ft
Basement Storage	861 sq ft
Basement Vaults	831 sq ft
<b>Total Net Internal Area</b>	<b>2,773 sq ft</b> 257.71 sq m

### Lease

Assignment of lease expiring March 2028, with a passing rent of £125,000 pax. The next rent review is in March 2023.

The lease is held inside of the L&T Act 1954.

### Uses

A1

### Premium

Offers invited for our client's valuable leasehold interest.

### Rates

We understand that the ground and basement are assessed as follows.

<b>Rateable Value</b>	<b>£91,000</b>
<b>Payable 2018/19</b>	<b>£44,863</b>

Interested parties are advised to verify with the Local Rating Authority.

### EPC

An Energy Performance Certificate is available upon request.

### Legal costs

Each party to be responsible for payment of their own costs.

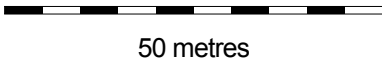
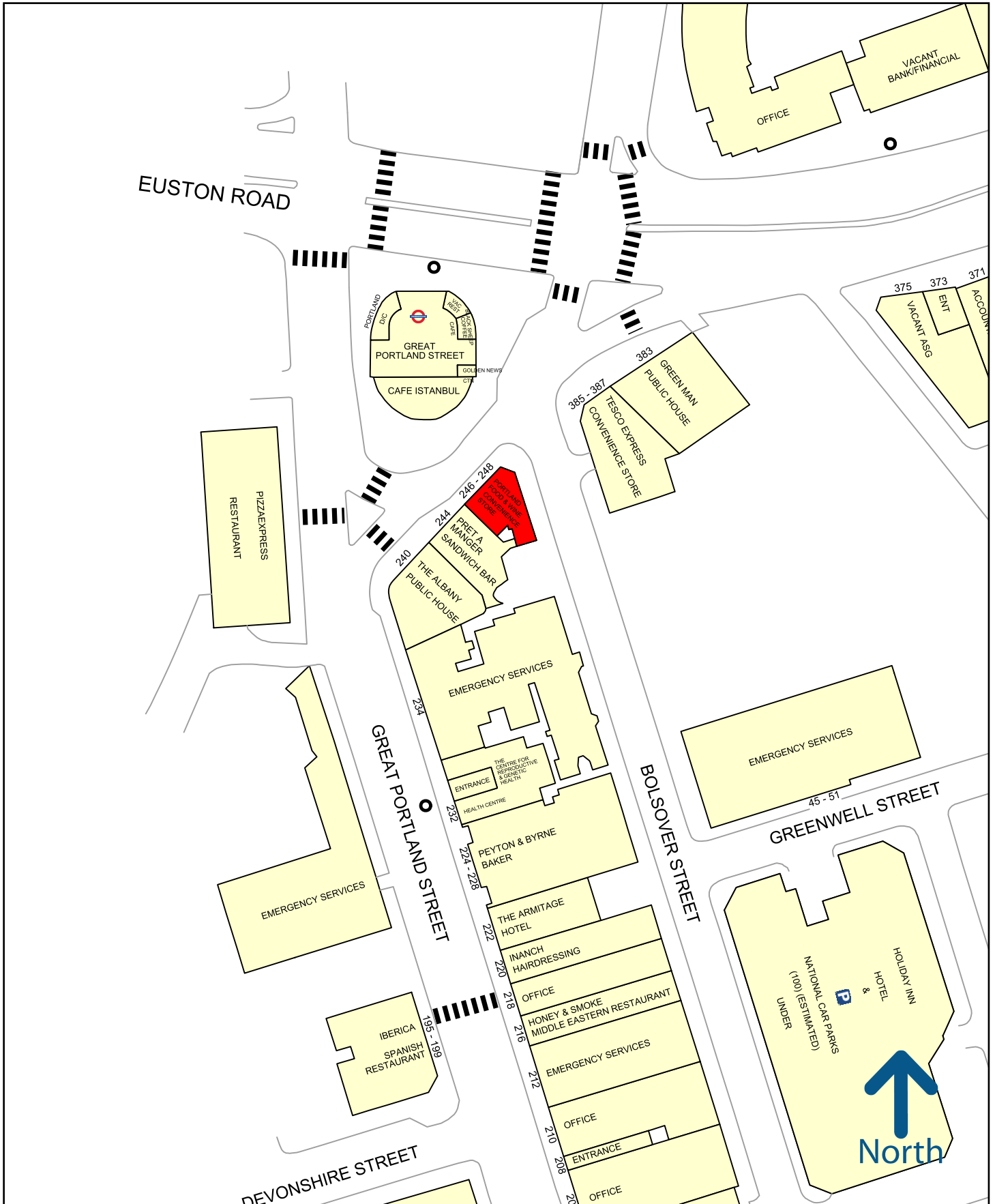
### Contact

For further information or a **strictly confidential** viewing contact:

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Experian Goad Plan Created: 20/09/2018  
Created By: Lewis Craig

