

To Let

1 Cavendish Square, London, W1G 0LA



08449 02 03 04
avisonyoung.co.uk/11697

Description

The property is situated in Cavendish Square, an open square in the West End of London. Regent Street sits just to the east and Oxford Street to the south. The property holds a prominent location on the south east corner of the square where it meets Margaret Street. It is located 0.2 miles from Oxford Circus London Underground Station which is served by the Victoria, Central and Bakerloo Lines. Nearby occupiers include Starbucks, Pret A Manger, Joe & The Juice, Paul and Illy Coffee Shop. The property is Grade II listed.

Accommodation

The premises are arranged over basement, ground and first floors providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
Basement	1,809	168.06
Ground Floor	2,677	248.71
First Floor	528	49.05
	5,014	465.82

Lease

The premises are available on an assignment of an existing lease expiring 14 January 2028 with an outstanding rent review from January 2018 and a further rent review January 2023.

Rent

£175,000 per annum exclusive.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020 (subject to Landlord's consent)

Interested parties should carry out their own due diligence in this regard.

User

Lease permits Classes A1, A2 or B1a.

There may be scope to widen the permitted use(s) subject to landlord consent.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £234,000
UBR (2021/22): £0.532P
Rates Payable: £124,488

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

Legal costs

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

EPC

A certificate can be made available.

VAT

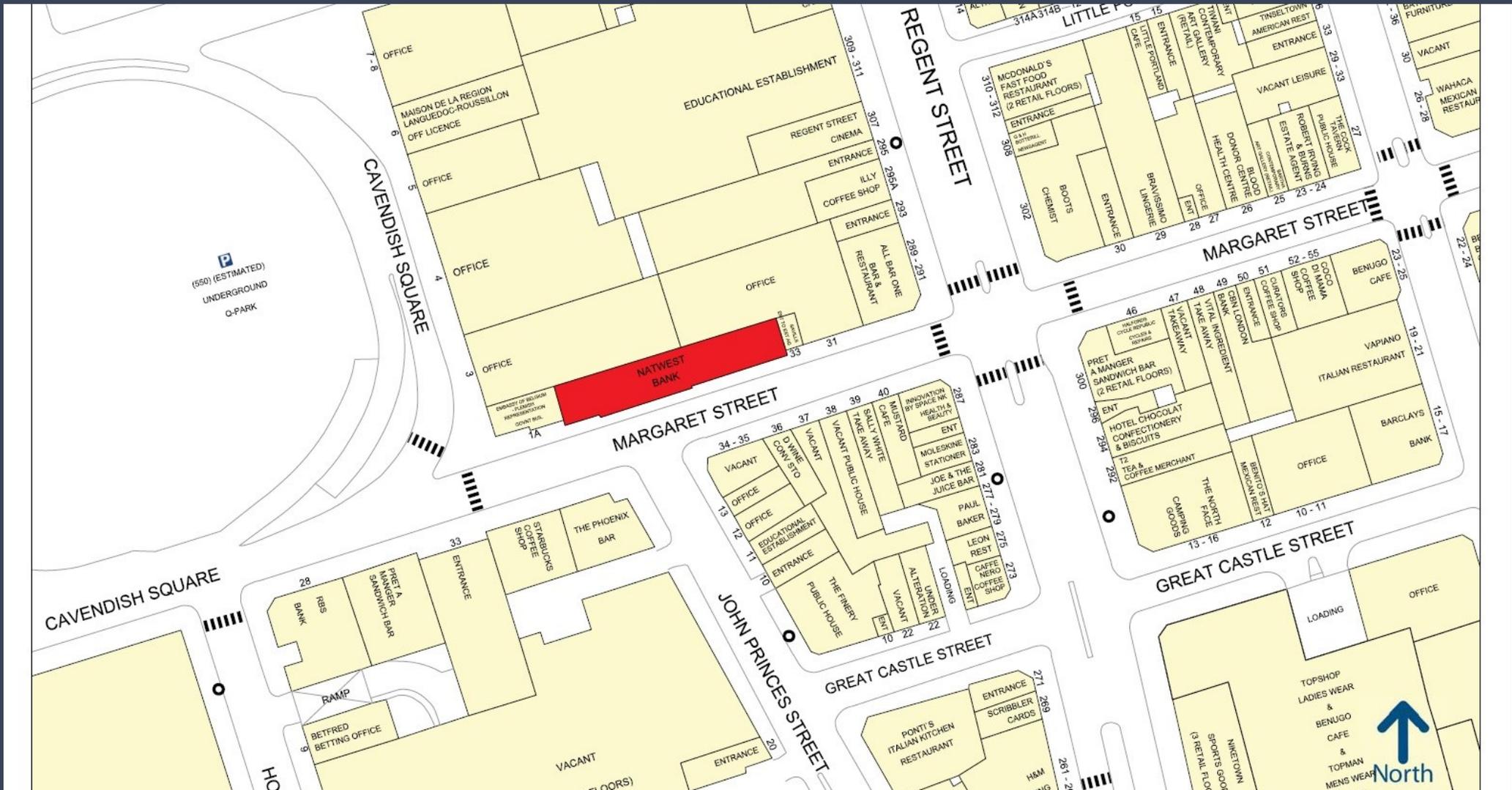
VAT, if applicable will be charged at the standard rate.

For further information please contact:

James Burt
+44 (0)20 7911 2268
+44 (0)7730 671 229
James.burt@avisonyoung.com

Alex Burke
+44 (0)20 7911 2124
Alex.burke@avisonyoung.com

**AVISON
YOUNG**



April 2021

File number: 02B708518

Visit us online

avisonyoung.co.uk

22 Ganton Street, London W1F 7FD

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.