

A1 OPPORTUNITY - SUBJECT TO VACANT POSSESSION

LONDON W1

55 GREEK STREET



Location

The property is located on Greek Street between Soho Square and Bateman Street. The Street is well known for its restaurants and bars, creating a vibrant mix. Once Crossrail opens at Tottenham Court Road, this will provide increased footfall from the north through Soho Square. Occupiers in the area include **Simmons Bar**, **Be At One**, **Bonnie Gull**, **68 and Boston**, **Suvlaki** and **Milkbar**.

Accommodation

The property is arranged over ground floor only comprising the following approximate area:

Ground Floor	332 sq ft	30.84 sq m
--------------	-----------	------------

Rent

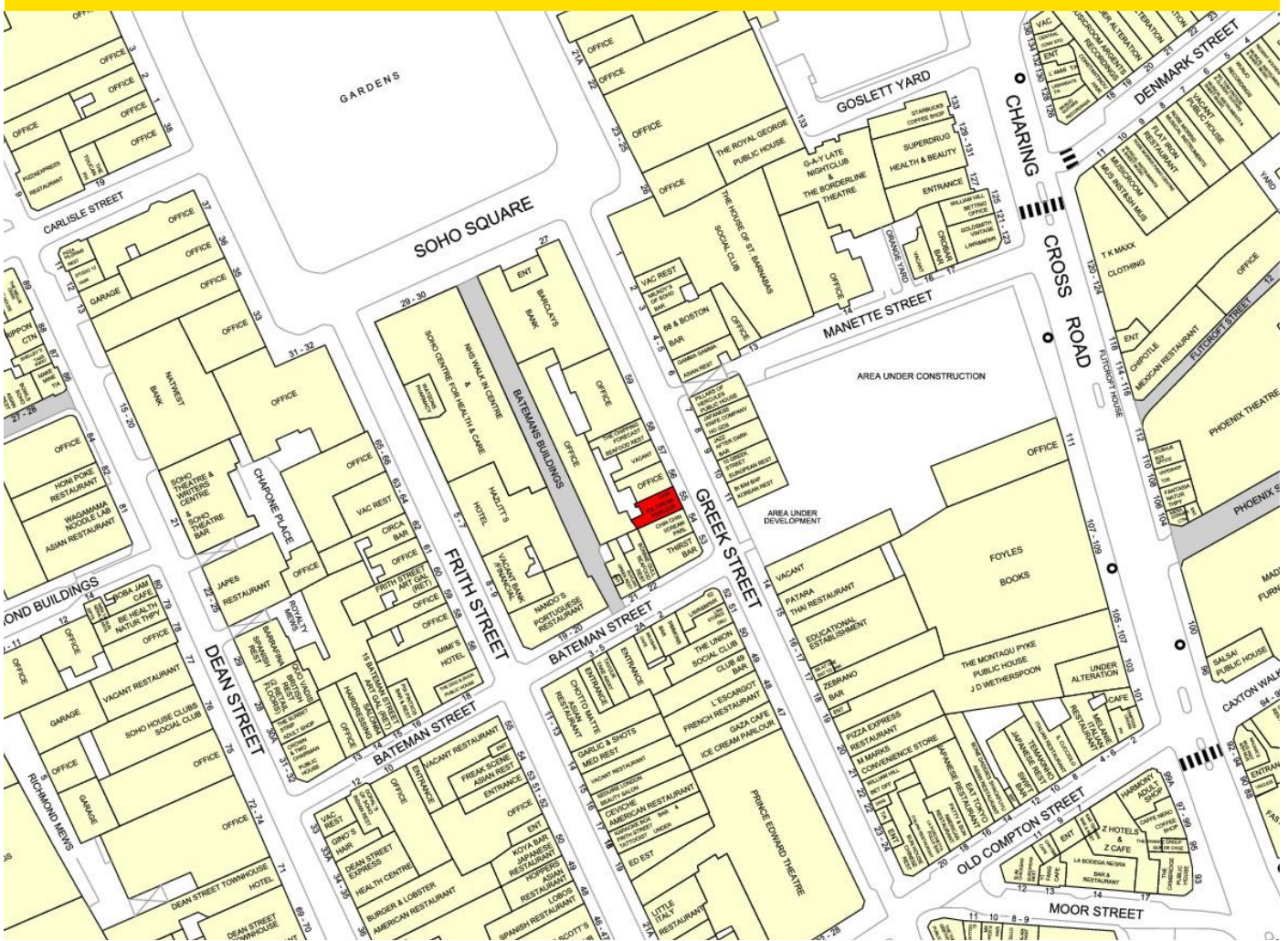
£55,000 per annum exclusive.

SAVILLS LONDON

33 Margaret Street
London W1G 0JD

savills.co.uk

savills



Tenure

A new lease available immediately for a term to be agreed, outside of the Landlord & Tenant Act 1954.

Planning

The unit currently has permitted use for A1 shop use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value (2017)	£38,135
Rates Payable (2019/2020)	£18,724

(Interested parties are advised to make enquiries with the Local Authority)

EPC

EPC rating - available on request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only through joint agents:

Oliver Green
ogreen@savills.com
020 7758 3899

Charlie Rae
charlie.rae@savills.com
020 7758 3888

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

