

LONDON –

124 Regent Street, W1B 5SB

LOCATION

The shop is situated on the eastern side of Regent Street, close to the junction with Glasshouse Street.

The unit is adjacent to **TM Lewin** and **The Body Shop**. Other nearby retailers include **Zara**, **Russell & Bromley**, **Mango**, **Mappin & Webb**, **Burberry**, **Superdry** and **Tommy Hilfiger**.

ACCOMMODATION

The premises are arranged over ground floor only and provide the following approximate dimensions and areas:

Gross Frontage	16 ft 6 ins	5.03 m
Ground Floor	843 sq ft	78.35 sq m
Basement	357 sq ft	33.18 sq m
Mezzanine	190 sq ft	17.66 sq m
Total	1,390 sq ft	129.19 sq m

TENURE

The property is available by way of an assignment of an existing lease expiring in April 2027. The next rent review is April 2022. The lease is contracted **INSIDE** the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II as amended.

There are no landlord breaks.



LEASE FOR SALE

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RENT

£525,000 per annum exclusive of rates, service charge and VAT.

PREMIUM

Offers considered.

EPC

Available on request.

RATES

We understand from the VOA website that the premises have a current Rateable Value of £285,000 and the rates payable are £149,340. The UBR for 2019/2020 is 52.4p. Interested parties are advised to make their own enquiries with the Local Rating Authority for verification purposes.

VIEWING

Strictly by appointment through:

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