

NEWBURGH QUARTER



LOCATION

One of Central London's most vibrant districts, Carnaby is a lifestyle destination encompassing 13 streets, 150 shops and more than 50 independent restaurants, cafes, bars and pubs. The area is globally renowned for trend focused retailing.

The Newburgh Quarter is located within Carnaby and is a hive of cutting-edge activity offering innovative retail concepts and handcrafted independent stores. Home to one off brands, unique lifestyle and dining experiences and flagship shops including Ragged Priest, Cubitts, Levi's Vintage, Filson, Shinola and the latest openings from Mühle and Red Wing Women's.

Now is your chance to join them.

ACCOMMODATION

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

Ground Floor:	440 sq ft	(40.89 sq m)
Basement:	335 sq ft	(31.12 sq m)
Vaults:	39 sq ft	(3.62 sq m)
Total:	814 sq ft	(75.62 sq m)

TENURE

The shop is available to let by way of a new lease for a term to be agreed. In accordance with other lettings in Carnaby the lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

A1 RETAIL SHOP TO LET 3 NEWBURGH STREET LONDON, W1

RENT

Subject to contract rental offers are invited in the region of £75,000 per annum exclusive of rates, (VAT if applicable) and all other outgoings.

INSURANCE / SERVICE CHARGE

The service charge for the current financial year is estimated at £8,000. The insurance is estimated at £500.

RATES

We are verbally advised by the local authority that the premises have been assessed for rating purposes as follows:

Rateable Value (2015)	£53,000
Uniform Business Rate (2018/2019)	49.3p
Rates Payable (2018/19)	£26,129

Interested parties are advised to verify the above with the local authority.

ENERGY PERFORMANCE CERTIFICATE

I 17 - Band E (101-125)

LEGAL COSTS

Each party to bear its own costs in connection with this transaction.

CONTACT

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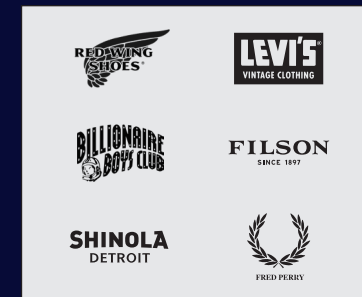
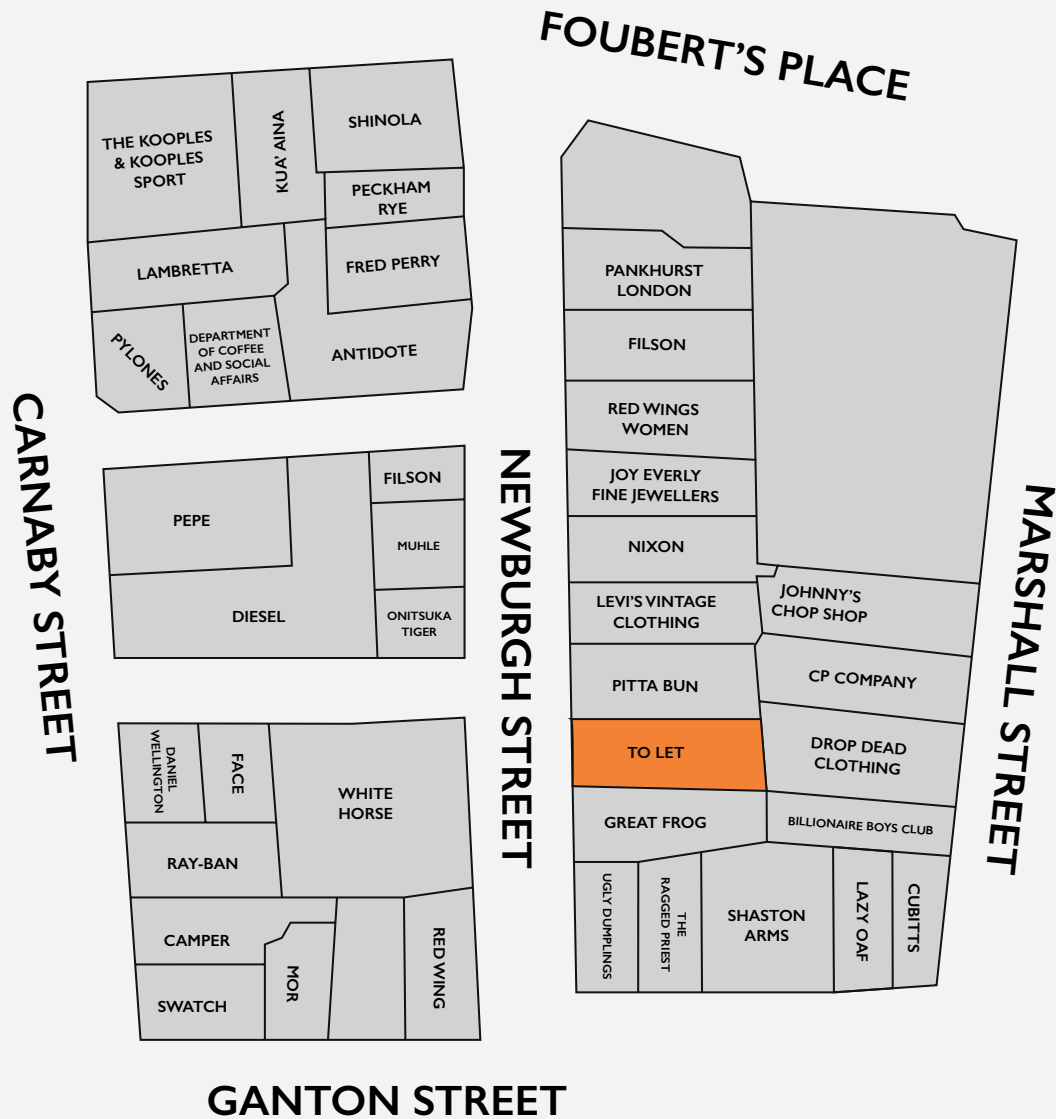
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