

To Let (Potential A3)

1 Cavendish Square, London, W1G 0LA



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gva.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:

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

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.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £234,000

UBR: £0.513 (2018/19)

Rates Payable: £120,042

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

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

Planning

We have been advised by the local planning authority that the premises have A2 planning permission. Interested parties should verify the planning use for the unit with the local planning authority.

EPC

A certificate can be made available.

VAT

VAT is not payable as far as we are aware.

For further information please contact:

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