

THIS IS SOHO

SHOP TO LET IN SOHO

40 BERWICK STREET, LONDON, W1



LOCATION

The shop is located in the heart of Soho on Berwick Street which is famous for innovative retailers, music, the food market and a focus for fabric, fashion and music.

Fabric shops have a long history on the street, supplying some of the country's top fashion designers and vinyl record shops are still a haven for those seeking something rare.

Local heroes include, **Supreme, Oliver Spencer, Footpatrol, Chris Kerr, Universal Works, Nudie Jeans, Sandqvist, WAH Nails and Clarks Originals.** As well as **Gosh! Comics, Polpetto, Ember Yard, Sister Ray, Bleach.**

ACCOMMODATION

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

Ground Floor:	383 sq ft	35.59 sq m
Basement:	354 sq ft	32.89 sq m
Total:	737 sq ft	68.48 sq m

TENURE

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

RENT

Subject to contract, rental offers are invited in the region of **£67,500** per annum exclusive of rates, service charge, VAT (if applicable) and all other outgoings.

INSURANCE / SERVICE CHARGE

The service charge for the current financial year is estimated at £4,000. The insurance is estimated at £125.

RATES

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

Rateable Value (2015)	£49,500
Uniform Business Rate (2019/2020)	0.491 p
Rates Payable (2019/2020)	£24,305

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

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of B-43

LEGAL COSTS

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

CONTACT

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USEFUL LINKS

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Shaftesbury

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