

157 WARDOUR STREET SOHO, LONDON, W1F 8WQ



SHOP TO LET - WITHOUT PREMIUM

£85,000 p/a exclusive

A1 USE

1,331 Sq ft

The property is situated in the heart of Soho between the junctions with Broadwick Street and D'Arbly Street. The property is adjoined by the **Hummingbird Bakery**. Nearby traders include **L'Eto, Pho, Tamarind Kitchen, Wasabi, Gail's Bakery** and **Paul A Young Fine Chocolates**.

Net Frontage	8'8"	2.6 m
Internal Width (max)	14'2"	4.3 m
Shop Depth	47'5"	14.5 m
Ground Floor	736 sq ft	68.4 m ²
Basement	595 sq ft	55.3 m ²
Total	1,331 sq ft	123.7 m ²



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£85,000 per annum exclusive - WITHOUT PREMIUM
Rates	Interested parties are recommended to make their own enquiries with rating department of Westminster City Council, Tel: 020 7641 6000.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact DMA - Nicholas Menzies 020 7318 6915 / nmenzies@dmaproperty.com David Menzies 020 7318 6917 / dmenzies@dmaproperty.com Subject to Contract & VAT