Commercial Real Estate Consultants www.dmaproperty.com

26–28 Great Portland St London W1W 80T

+44 (0)20 7491 7777 info@dmaproperty.co.uk

157 WARDOUR STREET SOHO, LONDON, W1F 8WQ



SHOP TO LET - WITHOUT PREMIUM

A1 USE

The property is situated in the heart of Soho between the junctions with Broadwick Street and D'Arblay 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**.

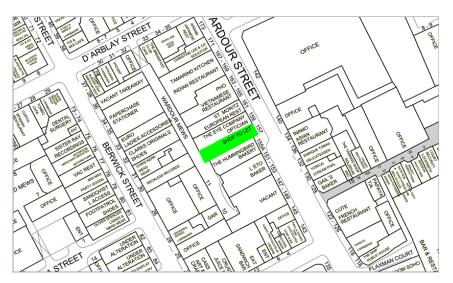
£85,000	p/a exclusive
1,331	Sq ft

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 m2
Basement	595 sq ft	55.3 m2
Total	1,331 sq ft	123.7 m2

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.







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