

PRIME SOHO CORNER PREMISES TO LET

62 Brewer Street, London W1

LOCATION

The premises are located in a prime corner position at the junction of Brewer Street and Lower James Street, in the heart of Soho.

The property is located very close to Golden Square. Operators close by include Colemar, Champion, Eytys, Stone Island, Ralph, Kiln and Wholefoods. Piccadilly Circus Underground Station is located a couple of minutes' walk from the property.

ACCOMMODATION

The premises are laid out over ground and basement floors, offering the following approximate dimensions:

Ground Floor:	440 sq ft
Basement Sales:	498 sq ft
Total:	938 sq ft

LEASE

The premises are to be made available on a new lease for a term to be agreed, to be contracted outside the Landlord & Tenant Act.

RENT

£77,500 per annum exclusive.

USE

The property falls within Class E of the revised use classes order. A variety of uses will be considered.



RATES

Zero Payable until 1st April 2021 due to the Government COVID 19 tax break.

Prior to this the premises were assessed on the following basis:

Rateable Value 19/20:	£60,500
Rates Payable 19/20:	£30,492 per annum

Interest parties are advised to make their own enquiries with the relevant Local Authority.

LEGAL COSTS

Each party is to bear their own legal and associated costs in connection with the transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged strictly through sole agents, Blanchflower Lloyd Baxter.

Oliver Fowler: ofowler@blb.uk.com

Mob: 07900 217 624

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 21/01/2021
Created By: Blanchflower Lloyd Baxter



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