

PRIME SHOP TO LET Subject to Vacant Possession

54 Brewer Street London W1

LOCATION

The premises are located on a prime corner position on Brewer Street at its junction with Bridle Lane. Piccadilly Circus Underground is located a couple of minutes' walk to the premises.

Operators close by include **Champion, Colemar, Eytys, Kiln Restaurant** and **Caffe Nero**.

ACCOMMODATION

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

Gross Frontage	18 ft
Ground Floor	350 sq ft
Basement	440 sq ft
Total	790 sq ft

LEASE

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

RENT

£70,000 per annum exclusive.

USE

The premises currently has an A1 planning use.



RATES

Zero payable until 1st April 2021 due to Government COVID19 tax break.

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

Rateable Value	19/20	£53,500
Rates Payable	19/20	£26,964 per annum

Interested 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.

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