

PRIME SHOP LEASE FOR SALE**77 BEAK STREET
SOHO
W1F 9DB****LOCATION**

The property is located in the heart of Soho, close to the southern end of Lexington Street, in close proximity to Paul Smith, Gant & Fernandez & Wells as well as the international fashion brands found on nearby Carnaby Street.

ACCOMMODATION

The premises are arranged over ground and basement floors, comprising the following approximate net internal areas:

Ground Floor	418 sq ft
Basement	295 sq ft
Total	713 sq ft

TENURE

The premises are held by way of a lease inside the security of tenure provisions of the Landlord & Tenant Act 1954 expiring in August 2016 at a rent of £38,000 per annum.

PREMIUM

A substantial premium is required.

RATES

We are advised by the Valuation Office that that the premises have a Rateable Value of £29,000

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with a transaction.

VIEWING

For further details and to make an appointment please contact:-

David Coskie

Tel: 020 7529 5437

Mobile: 07850 430203

Email: dpc@wrightandpartners.co.uk