

PRIME SOHO LOCATION

NEW FULLY FITTED BEAUTY SALON

12 POLAND STREET, SOHO, LONDON, W1F 8QB



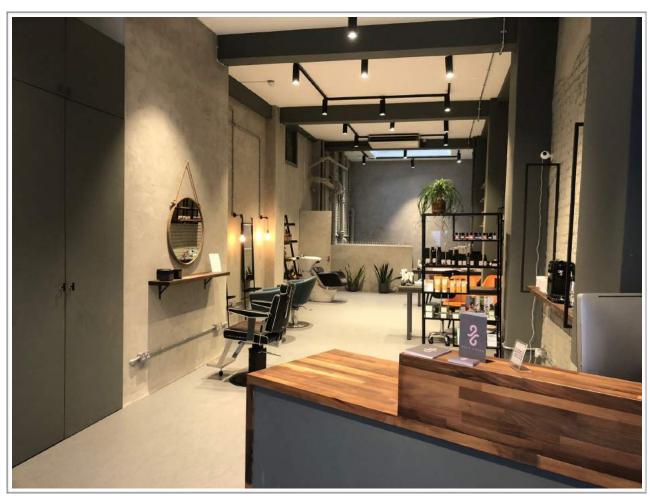
LOCATION

The property is located in the heart of Soho, five minutes walk from Oxford Street Underground Station. Nearby operators include Obica, Headmasters, Social Eating House and LEON.

USE

Class E- suitable for retail, leisure, medical, showroom, offices and educational uses





ACCOMMODATION

Ground and Basement-1,486 sq ft

LEASE TERM

Assignment of the lease held until June 2025

RENT

Passing rent £62,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable)

RATES

Rates payable (2021)- £30,380

Interested parties are advised to make their own enquiries with the local authority

PREMIUM

Offers Invited

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

EPC

The property has an EPC rating C (66). Full EPC is available on request

VIEWING

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