

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

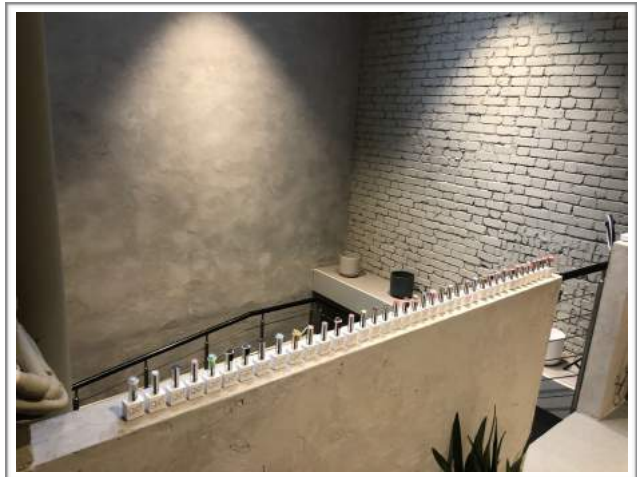
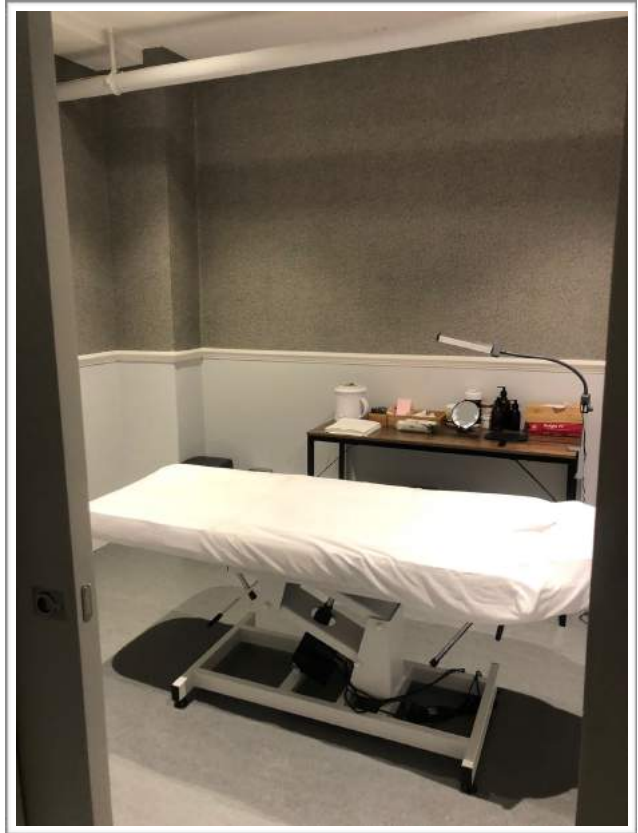
The property has an EPC rating C (66). Full EPC is available on request

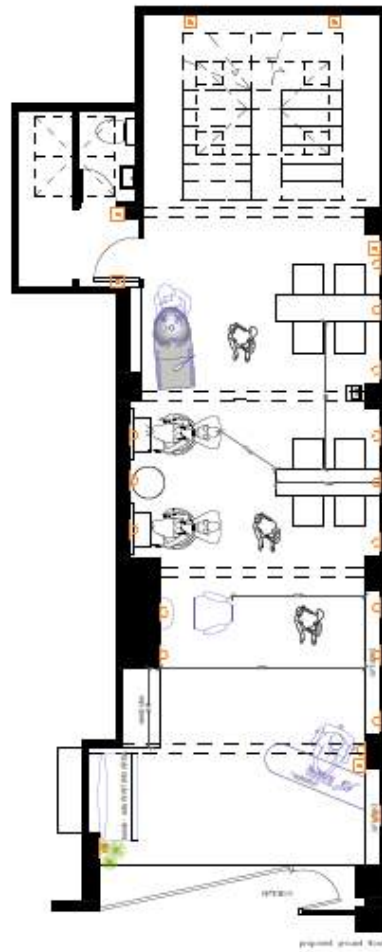
VIEWING

LT Property 020 3375 6329

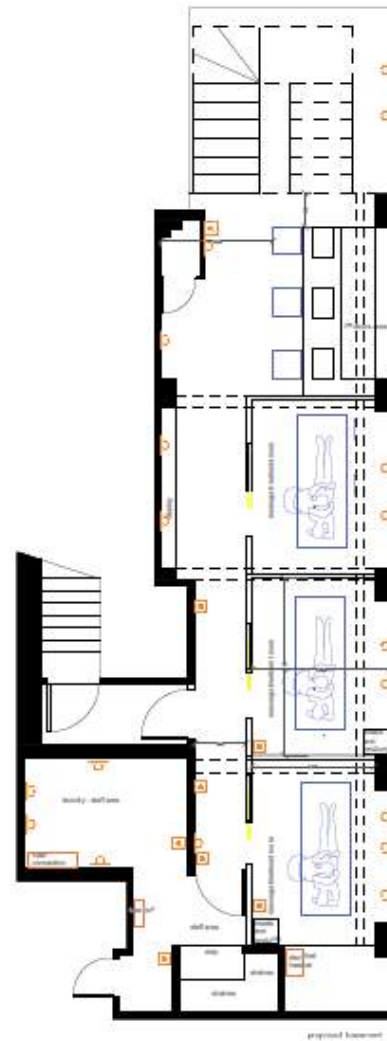
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- + pendant light
- ⚡ double socket
- ⚡ light switch
- ⊙ spot light



proposed Layout