

t: +44 (0) 203 3756329 e: enquiries@ltpropertyconsultancy.com w: www.ltpropertyconsultancy.com

# PRIME COMMERCIAL USE CLASS E SPACE

# 5 NOEL STREET, SOHO, LONDON, W1F 8GD



#### **LOCATION**

The property is located in the hear of Soho, in a busy thoroughfare that links both Berwick Street and Wardour Street. Nearby occupiers include Starbucks, Adam of London, Eat Activ, The Real Greek, Gail's Bakery and The Breakfast Club. Oxford Circus Underground Station is approximately 5 minutes walk

### **USE**

E use class (the shop is currently fitted as a cafe)

## **ACCOMMODATION**

Ground and Basement- 963 sq ft

## **LEASE TERM**

Assignment of lease expiring 2nd January 2030, held outside the Landlord and Tenant Act Tenant only break January 2025

Whilst every care is taken in the preparation of these particulars LT Property Consultancy and the vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. LT Property Consultancy is the trading name of LT Property Consultancy Ltd, registered in England and Wales No. 08673288



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## **RENT**

Passing rent £55,000 per annum exclusive of rates, service charge and insurance. No VAT

## **RATES**

Rateable Value- £60,000 from 1st April 2023 Rateable Value - £52,500

## **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 B (47). Full EPC is available on request

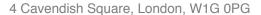
## **VIEWING**

**LT Property** 020 3375 6329

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