

## PRIME COMMERCIAL USE CLASS E SPACE

5 NOEL STREET, SOHO, LONDON, W1F 8GD



### LOCATION

The property is located in the heart 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



### 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

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