

PRIME A1 SHOP LEASE FOR SALE

40 VILLIERS STREET, LONDON WC2N 6NJ



LOCATION:

The property occupies a superb location in Villiers Street, seconds away from Embankment Underground Station and in close proximity to Charing Cross Station. The unit is adjacent to **Starbucks** with nearby occupiers including **Costa, Wasabi, Paperchase, Oliver Bonas** and **Kiehls**.

ACCOMMODATION:

The premises are arranged on floor and basement having the following approximate dimensions and floor areas: -

Frontage	10 ft	3.0m
Shop Depth	22 ft	6.7m
Ground Floor Area	225 sq ft	20.9 sq m

LEASE:

The premises are held on a lease inside the Act for a term expiring in November 2026, subject to a rent review in December 2021 at a passing rental of £70,500 per annum.

The lease contains a mutual break clause in June 2022. However, in the case of the landlords, it must be on the grounds for redevelopment only and with full statutory compensation payable.

PREMIUM:

A premium of £75,000 is required for the benefit of the leasehold interest.

LEGAL COSTS:

Each side to bear their own legal costs incurred in the transaction.

RATES:

We understand that the premises are assessed for rates as follows: -

Rateable Value	£49,250
Rate in pound	49.1p
Rates Payable (2019/2020)	£24,181.75

Interested parties are advised to verify this information with the Local Rating Authority.

VIEWING:

Viewings can be arranged at short notice via:

Amrita Kaur
020 7323 6054

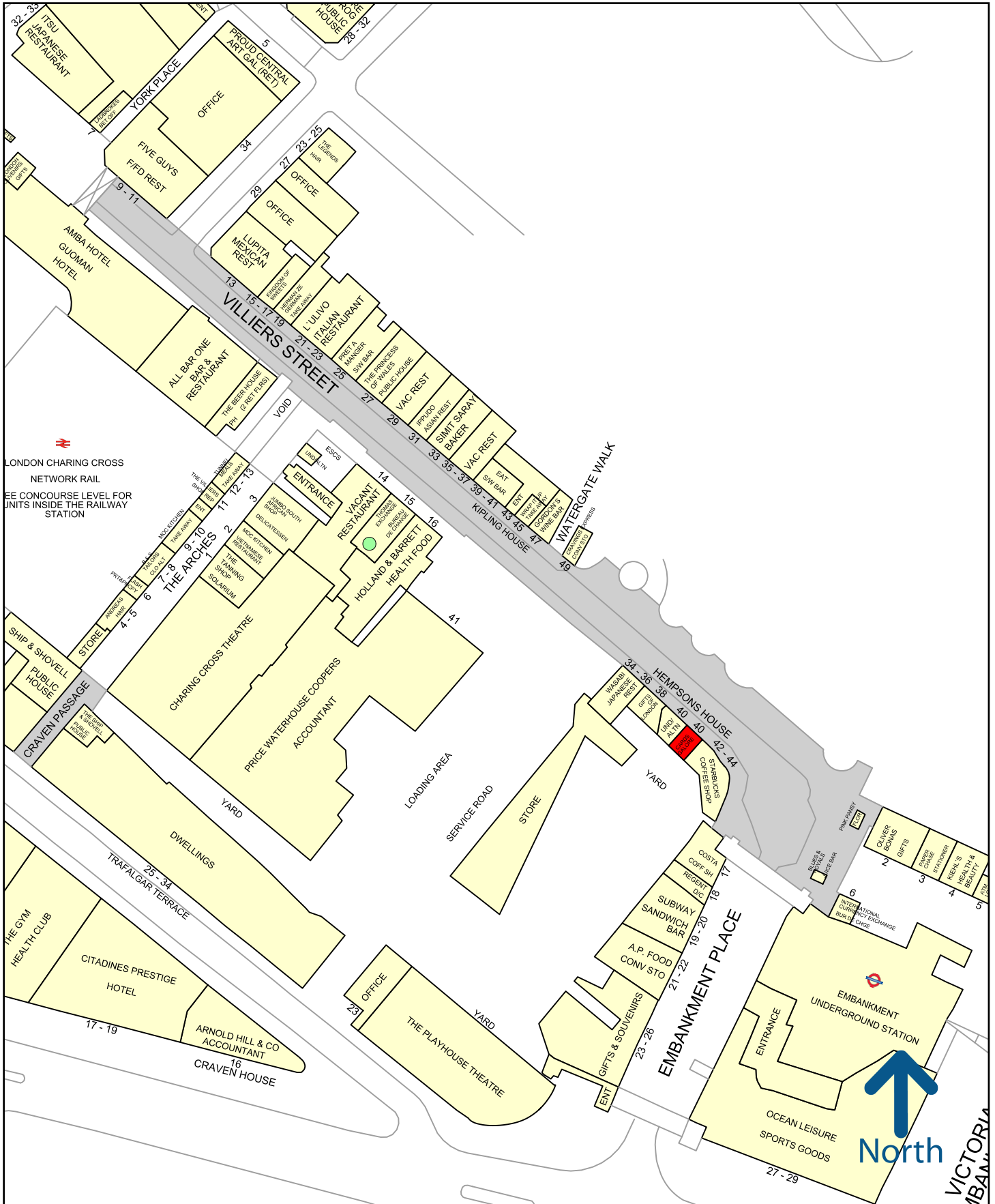
Tim Kourides
020 7436 1600

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SUBJECT TO CONTRACT

These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.





50 metres

Experian Goad Plan Created: 05/04/2019
Created By: TK Retail

