

LEWIS
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RETAIL PROPERTY

New Lease

Soho - Between Wardour Street and Berwick Street

A1 Premises - Whole Building Also Available



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23 Noel Street, Soho W1F 8GT

Approx. 481 - 1,205 sq ft

Location

Located in the heart of exciting and vibrant Soho, in a busy thoroughfare that links both Wardour Street and Berwick Street. Occupiers in the vicinity include Yumchaa, Pilau, BRGR & Co, Chipotle, and Starbucks, to name but a few.

Nearby

BRGR.CO
Est. 2010



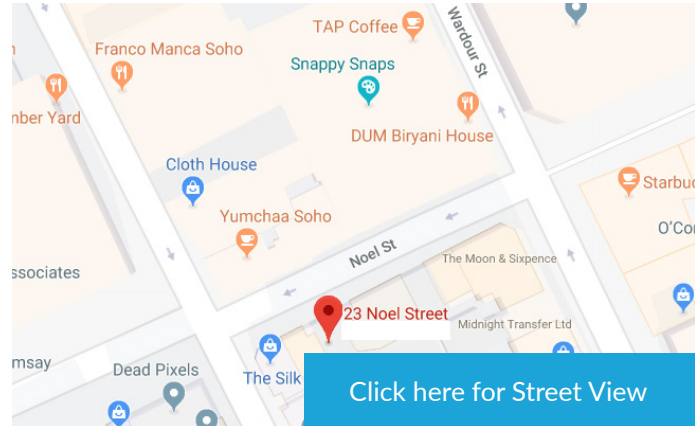
PILAU



yumchaa

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Accommodation

Arranged over ground and basement, providing the following approximate areas:

Ground Floor	229 sq ft
Basement	252 sq ft
Total Net Internal Area	481 sq ft 44.70 sq m

The whole building is also available.

Providing space over five floors (Basement, Ground, First, Second and Third Floors), totalling 1,205 sq ft. Further details upon request.

Lease

A new lease is available, at a rent of £50,000 per annum (for the ground and basement), exclusive of rates and all other outgoings.

Uses

A1 Retail - Ground and Basement
B1 Office - First Floor
C3 Residential - Second and Third Floors

Rates

We understand that the ground and basement are assessed as follows.

Rateable Value	£51,250
Payable 2018/19	£25,266

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

EPC

An Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for payment of their own costs.

Contact

For further information or to arrange a viewing please contact:

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Or our joint-sole agent:

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