



97-99 Wardour Street

W1F 0UF

**Prime Soho - New Lease
Opportunity
Highly Prominent Corner**

2,052 sq ft

(190.64 sq m)

- New Lease Opportunity
- Highly Prominent Wardour Street Corner
- E-Class Planning

97-99 Wardour Street, London, W1F 0UF

Location

The premises occupy a prominent corner at the southern end of Wardour Street. The junctions with Brewer Street and Old Compton Street are very close by. The immediate vicinity benefits from an all-day trade, being highly popular with residents, tourists, students, shoppers, diners and drinkers.

Occupiers in the immediate vicinity include Busaba, Supreme, Banana Tree, The Box Nightclub, Freedom Bar, and 100 Wardour Street, to name but a few.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	1,145	106.37	Available
Basement	907	84.26	Available
Total	2,052	190.64	

Terms

A new lease is available, at a rental level of £250,000 per annum. Rents are exclusive of Business Rates, Service Charge, Utilities, Insurance, and all other outgoings. Plus VAT, if applicable.

Premises Licence

The current Premises Licence allows for:

Sale of Alcohol:

Mon-Thurs (10am-11:30pm),

Fri-Sat (10am-12am), Sun (12pm-10:30pm).

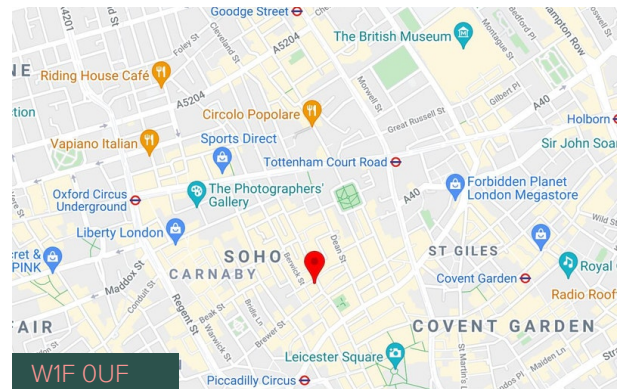
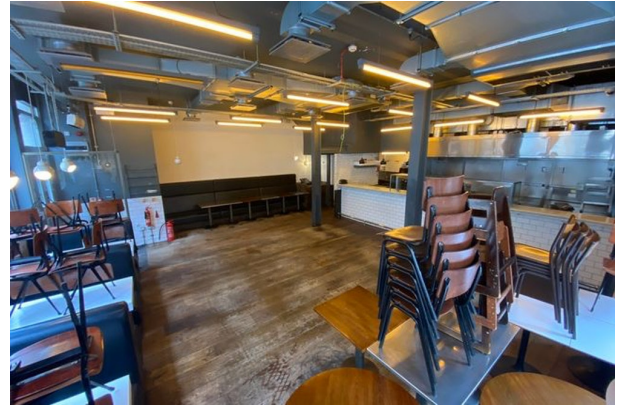
Rates

We understand the property is assessed as follows.

Rateable Value £162,000

Payable 1 July 2021 to 31 March 2022 £21,170*

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



Summary

Available Size	2,052 sq ft
Rent	£250,000 per annum
Rates Payable	£21,170 per sq ft Payable 1 July 2021 to 31 March 2022 £21,170. Interested parties are advised to verify with the Local Rating Authority.
EPC Rating	Upon Enquiry

Viewing & Further Information

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