

**TO LET – GROUND & LOWER GROUND FLOOR PRIME RETAIL PREMISES
IN THE HEART OF SOHO (BUSINESS CLASS E)
177 WARDOUR STREET, SOHO, LONDON, W1F 8WX**



1,020 SQ. FT. (93.88 SQ. M.)

LOCATION (GOOGLE MAPS) [LINK](#)

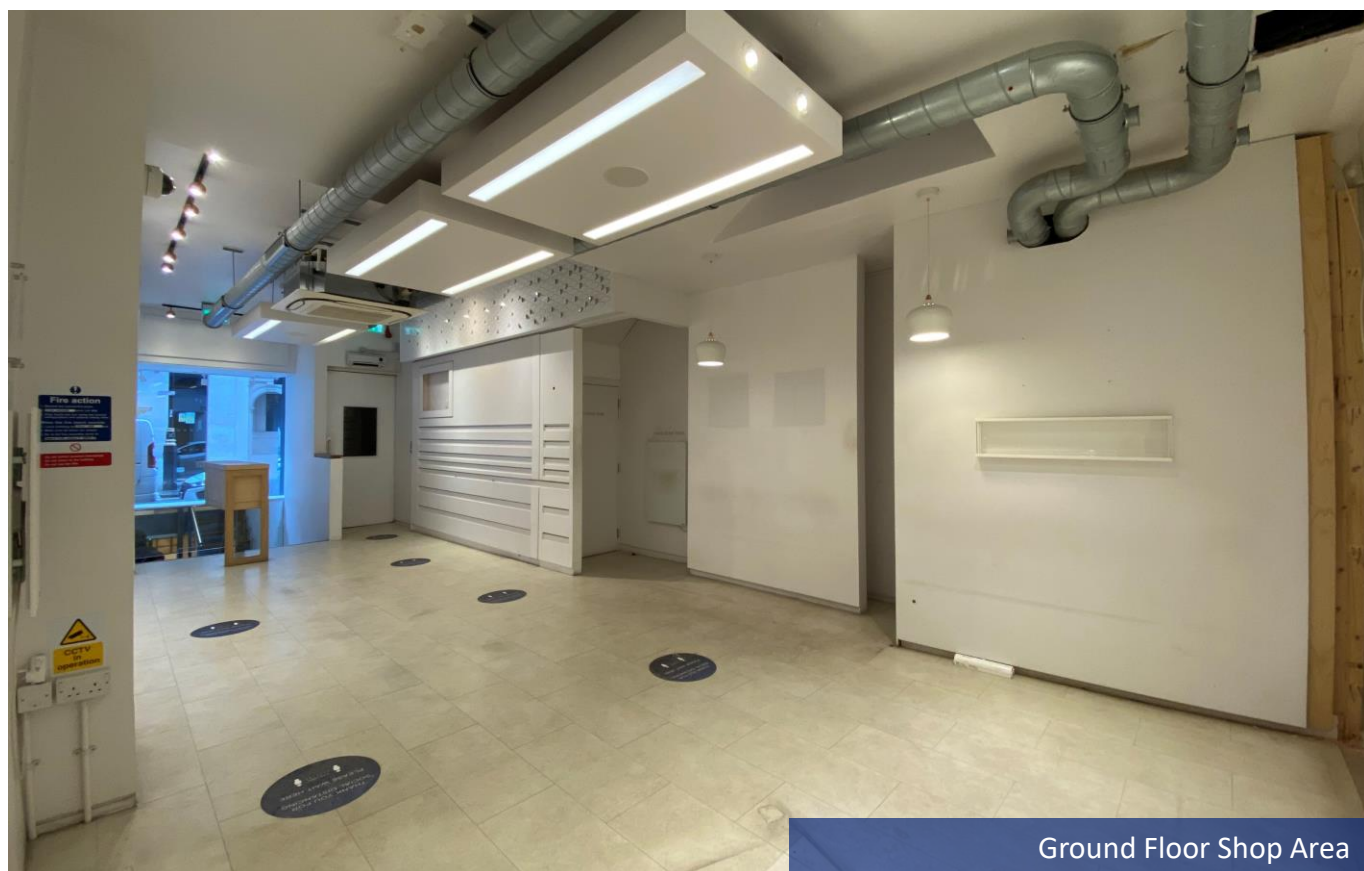
The property is located on the west side of Wardour Street, close to the junction with Oxford Street. The area benefits from many leisure occupiers including the likes of BRGR.CO, Chipotle and PHO. Oxford Circus (Victoria, Central and Bakerloo Line) and Tottenham Court Road (Northern and Central line) Underground Stations are within a few minutes walking distance.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: props@rib.co.uk

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.



Ground Floor Shop Area



Lower Ground Floor Vault Booth



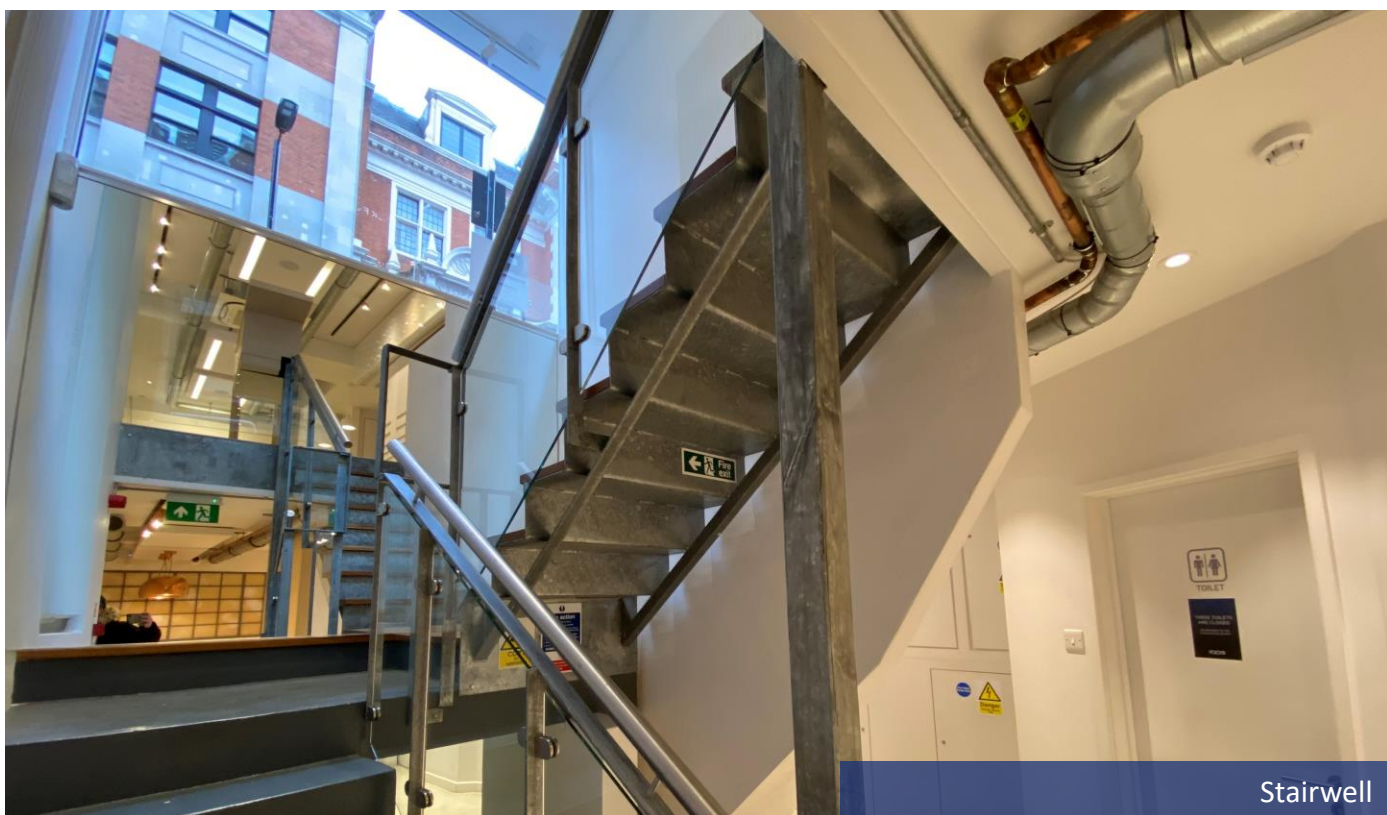
Lower Ground Floor WC



Stairwell and Shop Window



Booth Entrances



Stairwell

DESCRIPTION

The property arranged over ground and lower ground floors, occupies a prominent position on Wardour Street with good window frontage. The space is entered at ground level, and is very well lit, with a combination of strip and spot lighting. There are also ceiling mounted speakers (not tested) and air-conditioning units (not tested). There are internal stairs leading to the lower ground floor, which has two vaults that have been converted into seating areas, there is a kitchenette/staff room to the rear and also two W/C's.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Soho
Ground Floor	450
Lower Ground Floor	570
Size (sq. ft.)	1,020
Quoting Rent (p.a.) exc	£75,000
Rates Payable (p.a.)	£16,940
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	£91,940

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Window Frontage
- High Ceilings
- Self Contained
- Ceiling Mounted Speakers (Not Tested)
- Air Conditioning (Not Tested)
- Air Flow System
- Electric Wall Mounted Radiators
- CCTV Camera's (Not Tested)
- Fibre Internet (Not Tested)
- Fitted Vault Booths
- Kitchenette
- 2x W/C's

VIEWINGS:

Strictly through Robert Irving Burns. For more information please contact:

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