

9 WARWICK STREET, SOHO W1



AVAILABLE UNIT - EXTERIOR



OTTOLENGHI NOPI – WARWICK STREET

LOCATION

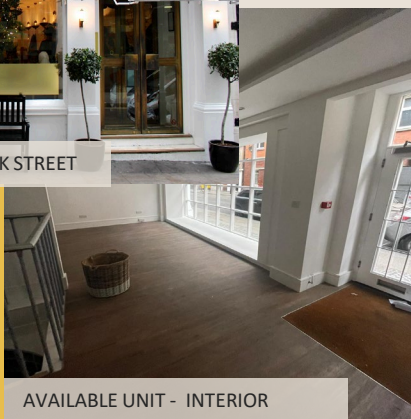
The premises are located on Warwick Street, parallel to Regent Street and close to Brewer Street.

Nearby occupiers include **Pret A Manger**, Ottolenghi's **Nopi** restaurant, **Stone Island**, **Third Space**, **Wholefoods**, **Rapha**, **Kiln** and the new **Maslow's** members club,

ACCOMMODATION

The premises are arranged over ground floor and basement, comprising the following approximate net internal floor areas:

Ground Floor:	870 sq ft.	80.8 sq m
Basement:	450 sq ft.	41.8 sq m
Total	1,320 sq ft.	122.6 sq m



AVAILABLE UNIT - INTERIOR



9 WARWICK STREET

TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside of the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

RENT

Upon Application.

BUSINESS RATES

Rateable Value (2017): £65,000

UBR (2022/2023): 51.2p

Rates Payable (2022/2023): £32,435

Interested parties are advised to verify the above with the local authority, particularly in light of recent measures surrounding Covid-19.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this letting.

VIEWINGS

Appointment only via:

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