



181–185 Wardour Street, Soho, W1

Restaurant/Retail Opportunity

Location

The premises occupies a prime position on the corner of Wardour Street & Noel Street in the heart of Soho. The unit boasts impressive ceiling heights and full extraction duct in situ. Providing a rare opportunity for a flagship restaurant, high-end retailer or showroom.

The Soho neighbourhood is home to an exceptional mix of independent restaurants and retailers, nearby occupiers include: Maresco, Quo Vidas, Fatt Pundit, Its Bagels, Miznon, Rudy’s, Kiln, Humble chicken and Barrafinha.



Accommodation

The premises are arranged over ground floor and basement, comprising the following approximate Gross internal floor areas (GIA):

Ground Floor	1,722 sq ft	160 sq m
Basement	1,938 sq ft	180 sq m
Total	3,660 sq ft	340 sq m



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Tenure

The premises are available by way of a new effective 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 (2024): To be assessed

UBR (2023/2024): 0.512

Rates Payable (2023/2024): To be confirmed

Interested parties are advised to confirm this with the local authority.

Energy Performance Rating

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.

Anti-Money Laundering Regulations

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed Occupier. Once a letting has been agreed prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter setting out the requirements will be issued once terms have been agreed.

Viewings

Appointment via Hanover Green Retail and Joint Agents Robert Irving Burns.

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