



162-170

WARDOUR STREET SOHO

LONDON
W1F 8AB

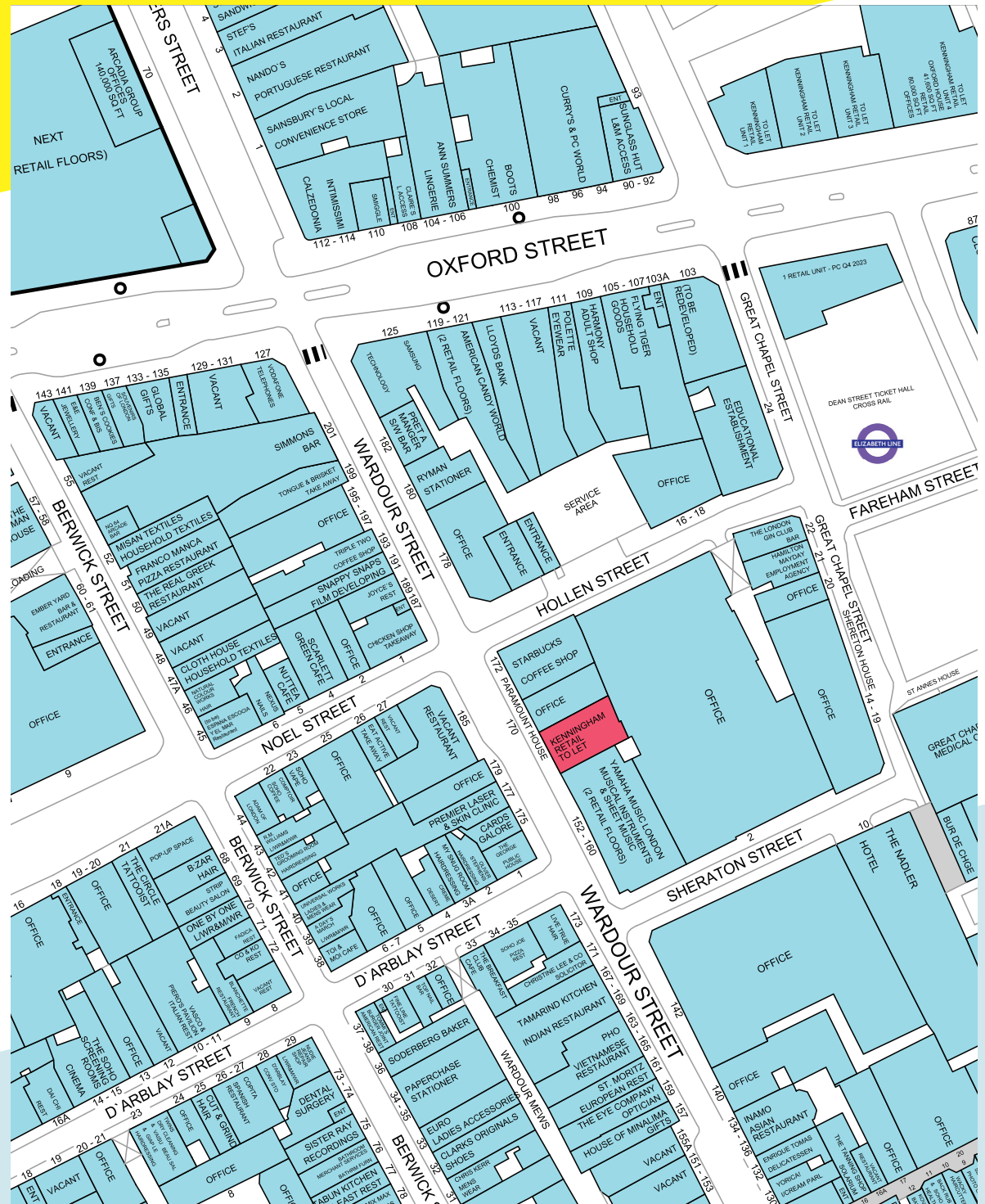
PRIME GROUND & LOWER GROUND FLOOR
PREMISES IN THE HEART OF SOHO **TO LET**

162-170

LOCATION

The property is located at the northern end of Wardour Street, just off Oxford Street. The recently opened Elizabeth Line and the Central and Northern Underground entrances are nearby at the top of Dean Street. Oxford Circus underground station is a short walk away too.

The area benefits from significant footfall as a gateway thoroughfare from Oxford Street to core Soho. There are several notable occupiers in the district including Simmons, Scarlett Green, Chicken Shop, Starbucks and Yamaha.





ACCOMMODATION

The property is arranged over ground floor and basement with the following approximate areas and dimensions:

Ground floor	1,315 ft ²	122.17 m ²
Lower ground	1,762 ft ²	163.7 m ²
Total	3,077 ft ²	285.87 m ²

Frontage	28 ft	8.56 m
Internal width	27 ft	8.25 m

Ground. Floor to ceiling height	3.78 m
Lower ground. Floor to ceiling height	2.53 m

The property benefits from an internal staircase and passenger lift between floors.

LEASE

A new effective full repairing and insuring lease contracted outside the landlord and tenant act 1954 is available for a term by negotiation.

RENT

£175,000 per annum exclusive.

RATES

We understand the property has been assessed as follows:

Rateable value	£144,000
UBR	53.2p
Rates Payable	£73,728

Interested parties are advised to make their own enquiries.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Category D.

CONTACT

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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. Designed and produced by Zest Design & Marketing (www.zestdm.co.uk), March 2023 (02284).

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