

SOHO SHOP TO LET

29 Great Pulteney Street

London W1



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The premises are situated at the northern end of Great Pulteney Street, close to the junction with Beak Street. The unit is located amongst a mix of premium fashion occupiers, such as Dutch streetwear brand **Daily Paper** opposite and **Aries Arise** next door. **Rag & Bone** and **Maharishi** trade close by.

The shop benefits from a rear shop front to Bridle Lane.

Accommodation

The premises comprise the following approximate net internal floor areas.

Gross Frontage	23 ft	6.9 m
Shop Depth	86 ft	26.1 m
Ground Floor:	1,500 sq ft	139.4 sq m
Lower Floor:	1,526 sq ft	141.8 sqm
Total:	3,026 sq ft	281.2 sq m



Viewing & further information

Strictly by prior arrangement only with:

John Lyons
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Rent

Upon application.

Tenure

The premises are available by way of a new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954

Service Charge/Insurance

Service charge (24/25) is £12,104 per annum

Insurance (24/25) is £6,025.

Rates

The premises are subject to reassessment. Please contact the Local Authority for further information.

Use

The premises benefits from Class E planning consent.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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