SOHO SHOP TO LET

# **29 Great Pulteney Street**

London W1



**Savills London** 

33 Margaret Street London W1G OJD

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.

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



#### Viewing & further information

Strictly by prior arrangement only with:

#### John Lyons

john.lyons@savills.com +44 (0) 7917 657 751

#### Antonia Johns

antonia.johns@savills.com +44 (0) 7494 794 440



## 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 ae 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.

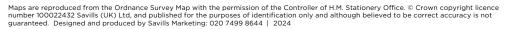
## EPC

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



#### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





We connect the dots between landlords, brands and powerful consumer insights

<u>Find out more here</u>

Savills London 33 Margaret Street London W1G OJD

savills.co.uk

