

PRIME CLASS E  
OPPORTUNITY

## SOHO

## 12 INGESTRE PLACE

## SUBJECT TO VACANT POSSESSION

## Description

Soho is one of London's most vibrant and historic neighbourhoods, known of its lively atmosphere, diverse culture and rich artistic heritage.

Located on the corner of Ingestre Place and Silver Place, just off the very busy Broadwick Street, the unit is surrounded by inspiring brands such as **Our Legacy**, **Sunspel**, **Eyes on Soho**, **Patta**, **American Vintage** and **Fred Perry**.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are arranged over ground and basement floors and comprise the following approximate areas:

|              |                    |                      |
|--------------|--------------------|----------------------|
| Ground Floor | 330 sq. ft.        | (30.65 sq. m)        |
| Basement     | 315 sq. ft.        | (29.26 sq. m)        |
| <b>Total</b> | <b>645 sq. ft.</b> | <b>(59.92 sq. m)</b> |

## Lease

The premises are available on a new lease for a term to be agreed.

## Rent

# £60,000

per annum exclusive.



## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £52,500 |
| <b>UBR (26/27)</b>    | 0.382p  |

All parties are to be advised to make their own enquires to the relevant authority.

## EPC

The property has an EPC rating of C 64. A full report is available upon request.

## Legal Costs

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

## Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Frankie Souto**      **07497 390998**  
[frankie.souto@greenpartners.co.uk](mailto:frankie.souto@greenpartners.co.uk)

**Adam Bindman**      **07375 625623**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

*Subject to Contract*

