

CLASS E OPPORTUNITY

SOHO

5 SILVER PLACE

Description

Located on the sought after Silver Place, adjacent to **Patta** and the newly opened **Kitchen Provisions**, this unit is surrounded by inspiring brands such as **Our Legacy**, **Sunspel**, **Eyes on Soho**, **American Vintage** and **Byredo**.

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

Accommodation

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

Ground Floor	391 sq. ft.	(36.32 sq. m)
Basement	138 sq. ft.	(12.82 sq. m.)
Total	529 sq. ft.	(49.14 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews.

Rent

£60,000

per annum exclusive.

**Business Rates**

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

Rateable Value	£38,000
Rates Payable (23/24)	0.499p

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

EPC

An EPC has been commissioned. 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 via appointment through sole agents, **Green & Partners** contacting:

Nicole de Blaquiere **07789 478916**
nicole.deblaquiere@greenpartners.co.uk

Adam Bindman **07825 442413**
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Subject to Contract



50 metres

Experian Goad Plan Created: 04/12/2023
Created By: Green and Partners



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