

CLASS E OPPORTUNITY

LONDON

30-31 HAYMARKET

Description

Haymarket is a street in the St James's area of the City of Westminster, London. It runs from Piccadilly Circus in the north to Pall Mall at the southern end. Located on the street are the Theatre Royal, His Majesty's Theatre, New Zealand House, a cinema complex and restaurants.

The property is located on a prominent corner on Haymarket adjacent to **Tiger Tiger** and opposite **Fallow** and **Ole & Steen**. In proximity includes **Caffe Nero**, **Spaghetti House** and **Pizza Express**.

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

Accommodation

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

Ground Floor Sales	2,400 sq. ft.	(223.02 sq. m)
Ground Floor Ancillary	152 sq. ft.	(14.16 sq. m)
Basement Sales	1,471 sq. ft.	(136.74 sq. m)
Basement Ancillary	233 sq. ft.	(21.7 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 31st July 2029. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£406,773.31

per annum exclusive.

Subject to Contract

**Business Rates**

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

Rateable Value	£305,000
UBR (24/25)	0.546p

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

EPC

This property has an EPC rating of D78. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

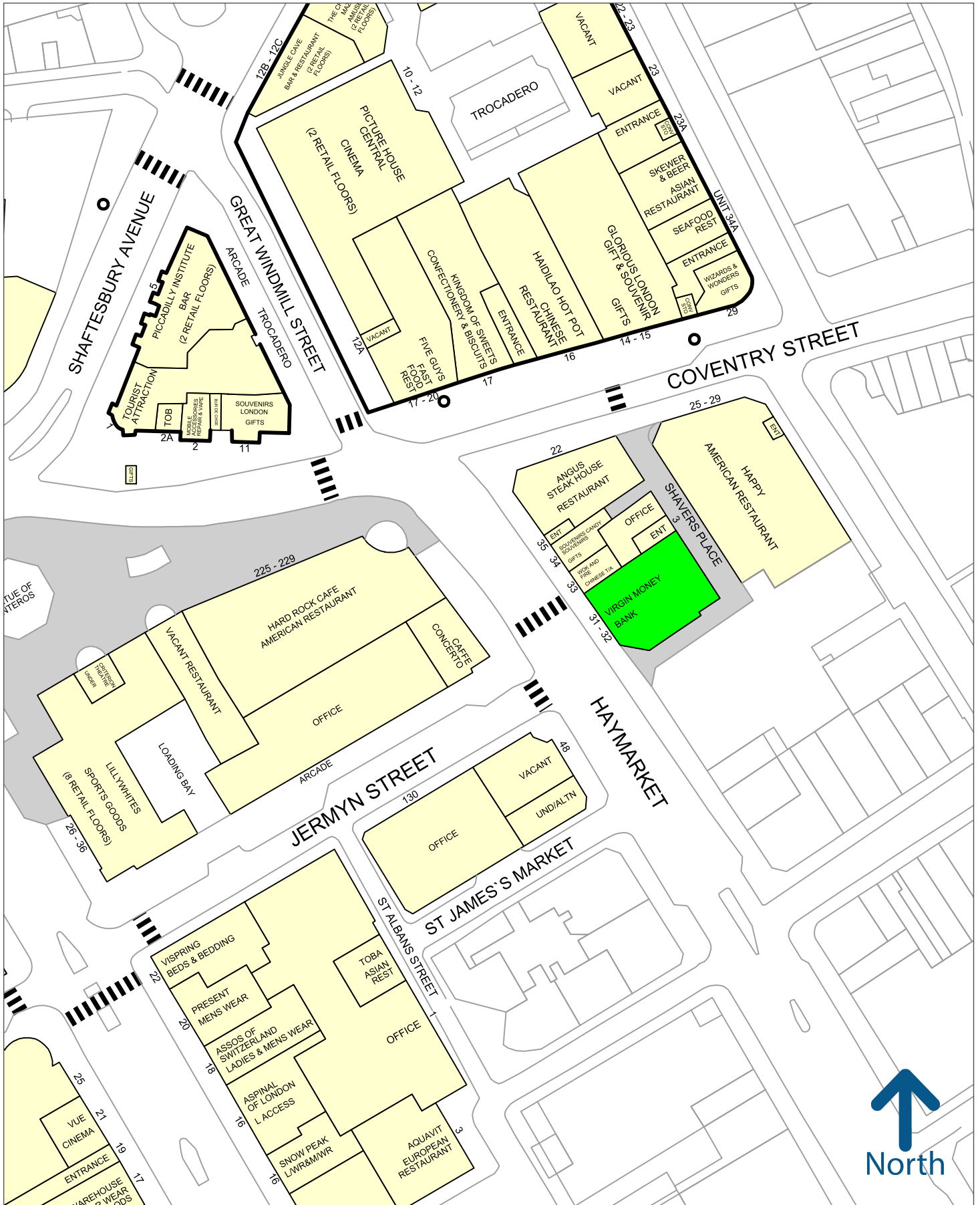
Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:





50 metres

Experian Goad Plan Created: 10/01/2024
Created By: Green and Partners



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com