

CLASS E OPPORTUNITY

SOHO

14 INGESTRE PLACE

Description

Located on Ingestre Place in the heart of Soho, just off the very busy Broadwick Street, the unit is surrounded by inspiring brands such as **Eyes on Soho, Kitchen Provisions, Our Legacy, Sunspel, 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	419 sq. ft.	(38.92 sq. m)
Basement	353 sq. ft.	(32.79 sq. m.)
Total	772 sq. ft.	(71.72 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	£41,500
Rates Payable (24/25)	0.499p

All parties are to be 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:

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Subject to Contract

