

CLASS E OPPORTUNITY TO LET

FITZROVIA

105 NEW CAVENDISH STREET



Description

The premises are situated on New Cavendish Street, close to the junction with Great Titchfield Street and directly beneath 92,000 sq. ft of office accommodation. The **University of Westminster** Cavendish campus is also adjacent to the premises. Nearby occupiers include **Tesco Express, Harris + Hoole, Boots, Pret** and **Caravan**.

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

Accommodation

The Premises are arranged over ground floor only, comprising the following areas and dimensions:

Internal width	28 ft 4	(8.63 m)
Ground Floor	1,082 sq. ft.	(100.52 sq. m)

Lease

Available on an effectively full repairing and insuring lease for a term of years to be agreed. The lease is to be contracted outside the security of tenure provisions of the 1954 Act.

Rent

£52,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £1,319 per annum.

Use Class

The premises fall under planning Class E. Flexible terms are available subject to use.

Business Rates

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

Rateable Value	£50,500
UBR (20/21)	0.499p

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

EPC

The property has an EPC rating of D 92. A full report is available upon request.

Legal Costs

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

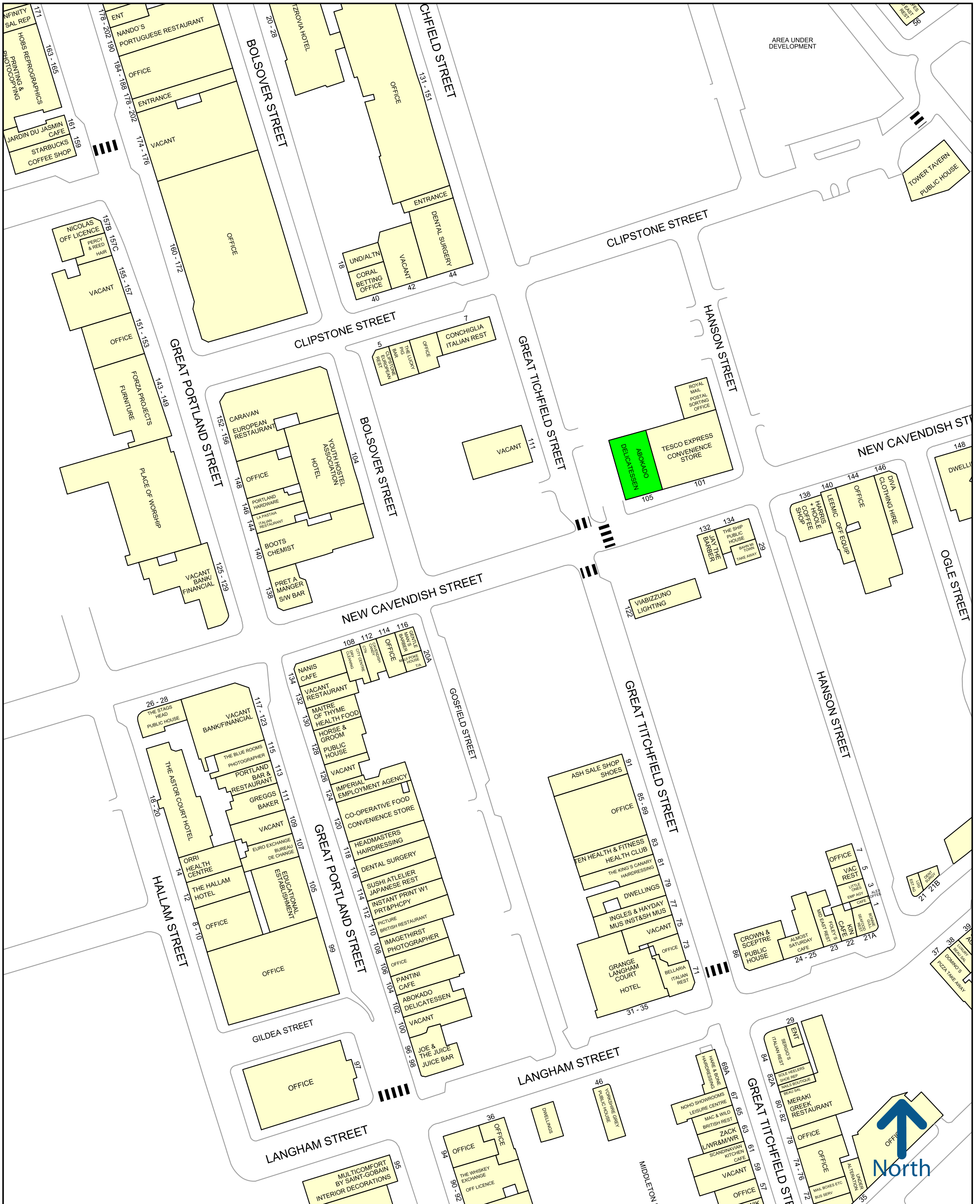
Viewing

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

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 03/12/2019
Created By: Green and Partners