

EST.  1690

**SEVEN
DIALS**

LONDON

— sevendials.co.uk —

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EARLHAM ST

LONDON WC2

SHOP TO LET

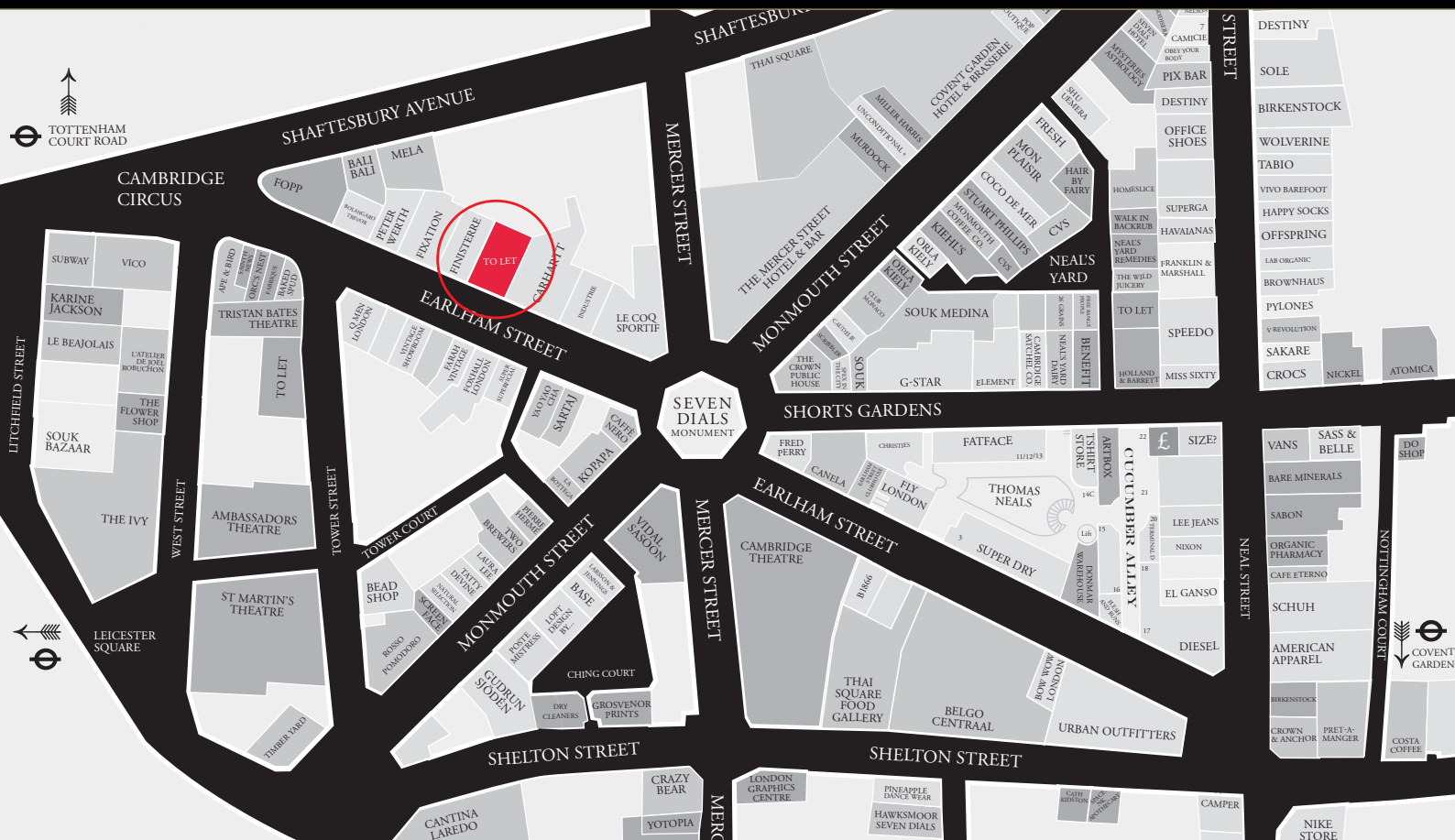
As London's most fashionable shopping area, Seven Dials is home to some of London's best stores from Britain and beyond.

Seven Dials brings you seven streets of contemporary fashion, from modern classics to fashion-forward looks within a unique mix of international concept stores and stylish independent boutiques. Each store in the village promises an original, quality experience that draws shoppers back to Seven Dials time and time again.

The property occupies a prominent position on Earlham Street in the heart of Seven Dials. Earlham Street is home to a number of aspirational brands including **CARHARTT**, **FARAH VINTAGE**, **INDUSTRIE**, **PETER WERTH**, **LE COQ SPORTIF** and most recently **FINISTERRE** and **FABRIQUE**.

Further information on Earlham Street can be found at sevendials.co.uk

LOCATION



INFORMATION

RENT

Offers sought in the order of £180,000 per annum exclusive.

RATEABLE VALUE

£148,000 per annum

RATES PAYABLE

£75,924 (2015/2016)

SERVICE CHARGE AND INSURANCE

The service charge for the current year is estimated at £13,935.29 per annum and insurance is £1,694.06. Further information is available on request.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

EPC C (62) – full EPC available on request.

VIEWING

STRICTLY BY APPOINTMENT WITH JOINT AGENTS:



DUNCAN GILLIARD | ANNA JOHNSON

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ACCOMMODATION

The property is arranged over ground and basement providing the approximate net internal areas:

1,063 ft² / 98.76 m²

1,327 ft² / 123.28 m²

GROUND FLOOR SALES

BASEMENT

2,390 ft / 222.04 m²

TOTAL AREA

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed in Shaftesbury's standard format, contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).



TONY MOORE | HANNAH WHITE

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