

To Let

Retail - High Street 1,919 sq ft NIA

35-37, Neal Street, Seven Dials, London, Greater London, WC2H 9PR



Summary

- As London's most fashionable shopping area, Seven Dials is home to some of London's best stores from Britain and beyond.
- Type: Retail - High Street
- Tenure: To Let
- Size: 1,919 sq ft NIA
- Rent: Offers sought in the order of £340,000 per annum exclusive of rates, service charge & VAT if applicable

Location

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 premises are situated in a prominent position on Neal Street, which benefits from high footfall and a concentration of fashion forward retailers. Brands located on Neal Street include Urban Outfitters, Lee Jeans, Havaianas, Vans, Diesel, Superga, American Apparel, El Ganso, Size? and Franklin and Marshall.

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

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).

Legal Costs

Each party to bear their own legal costs.

Energy Performance Rating

This property has been graded as 59(C).

Rent

Offers sought in the order of £340,000 per annum exclusive of rates, service charge & VAT if applicable

Business Rates

To be reassessed following reconfiguration.

Service Charge

£17,940 per annum

The service charge for the current year 2015/16 is estimated.

Further information is available on request.



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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35-37

NEAL STREET

LONDON WC2

FLAGSHIP SHOP TO LET

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Further information on Neal Street can be found at [sevendials.co.uk](#).

LOCATION



INFORMATION

RENT

Offers sought in the order of £340,000 per annum exclusive of rates, service charge & VAT if applicable.

RATEABLE VALUE

To be reassessed following reconfiguration.

SERVICE CHARGE AND INSURANCE 2015/16

The service charge for the current year is estimated at £17,940 per annum and insurance is £1,050. Further information is available on request.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

EPC Rating = To be reassessed

VIEWING

STRICTLY BY APPOINTMENT WITH JOINT AGENTS:



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ACCOMMODATION

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

936 ft² / 86.96 m² 983 ft² / 91.32 m²
GROUND FLOOR SALES BASEMENT SALES/ANCILLARY

1,919 ft² / 178.28 m²
TOTAL AREA

TENURE

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