Unit 3 – Great Portland Street

The subject premises is situated in a prominent position within Great Portland Street Station, close to the stations entrance and exit. The unit has excellent frontage from both outside and inside the station, allowing operators to capture passing trade. The unit is in good condition.

Location:

Great Portland Street station is located in the City of Westminster and is served by London Underground Services. The station is in Zone 1 of the London Underground and is served by Hammersmith & City, Circle and District line services. The station is located on the south east corner of Regents Park at the north end of Great Portland Street. The area has become a busy retail and office commercial destination.

TO LET — RETAIL UNIT
GREAT PORTLAND STREET UNDERGROUND, LONDON NW1

7.47 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year
Description:
The subject unit is a small unit with a simple configuration benefitting from two entrances and double frontage. The unit is currently vacant.

Unit Sizes:
Unit 1 — NIA 230 sqft (est)

Rent:
The rent payable to be in excess of £37,500 per annum or a percentage of turnover, whichever is higher and will be exclusive of VAT, rates and service charge.

Lease:
The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:
The Tenant will be responsible for the Rates Payable, which is yet to be assessed. Interested parties are advised to contact the VOA direct for more information.

Services:
The unit will have a metered supply for power (3 phase) as well as water and drainage.

Legal Costs:
Each party is to be responsible for their own legal costs.

Deadlines for Offers:
Interested parties will be expected to provide a full business case with financials. Deadline for viewings is 4th February 2020. Deadline for offers is 11th February 2020.

Contact:
On behalf of:
Victoria Davies
020 7152 5595
Victoria.Davies@cushwake.com
Ella Farage
020 7152 5238
Ella.Farage@cushwake.com

For professional tenancy advice:
The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:
www.leasingbusinesspremises.co.uk

Misrepresentation Notice — All the information and descriptions (whether in the text, plans or photographs) are given in good faith but should not be relied upon as being a statement of representation or fact. Any areas, measurements or distances referred to are approximate only.