



55
Monmouth Street,
London WC2

SHOP TO LET

32

MILLION VISITORS PER YEAR

£133

AVERAGE SPEND PER VISIT

2.5

HOURS DWELL TIME

DESCRIPTION

Seven Dials brings 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 unit is located on the southern section of Monmouth Street close to LARSON & JENNINGS, BALANS and PIERRE HERME. Other brands in this section of the street include LE LABO, SHIRO, BLOCH, NIOD, DECIEM and DINNY HALL.

Seven Dials Market by KERB has recently opened in the heart of Seven Dials, comprising a 22,000 sq ft covered food market further increasing footfall to the location.

INFORMATION

Rent

Offers sought in the order of £57,500 per annum exclusive of rates, service charge & VAT if applicable.

Rateable Value (2017)

£37,500

Rates Payable (2019/20)

£19,163

Service Charge and Insurance

The service charge for the current year is estimated at £7,000 per annum and insurance is £500. Further information is available on request.

Legal Costs

Each party is to bear their own legal costs.

EPC

Full EPC available on request.

ACCOMMODATION

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

Ground Floor Sales:

205 ft² / 19.05 m²

Basement Ancillary:

69 ft² / 6.41 m²

Basement Sales:

210 ft² / 19.51 m²

Total Area:

484 ft² / 44.97 m²

Alternatively, 854 ft² (79.34 m²) of office accommodation is available on the floors above by way of separate negotiation.

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).



SevenDialsLondon



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VIEWING

Strictly by appointment with joint agents:

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SEVEN DIALS

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