

Crawford Street Retail Unit

50 Crawford Street, London, W1H 4JA



To Let

Double-frontage ground floor and basement space in an established parade

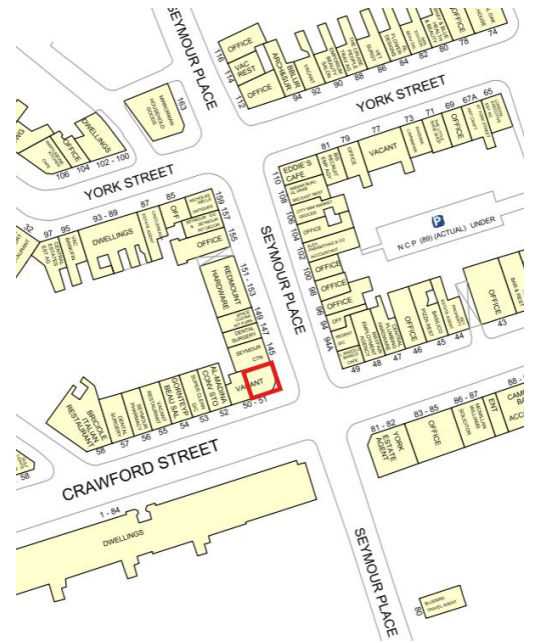
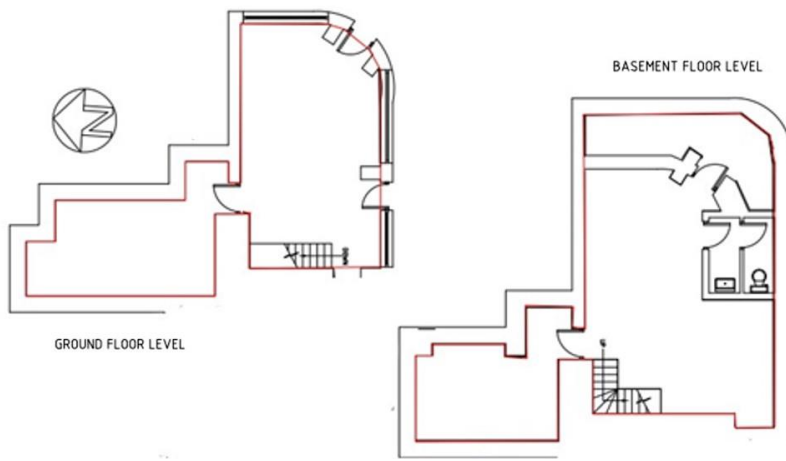
Terry Stark

Surveyor

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Description

The subject property was previously a high-end flooring shop and is located on Crawford Street to the west of Seymour Place, and the East of Homer Street, benefitting from close-proximity to the Edgware Road (A5) and major stations such as Paddington and Marylebone. The unit is not obstructed and features double street frontage, making it an extremely attractive prospect for retail, benefitting from high footfall on both Crawford Street and Seymour Place.

The unit is ready to be let with minimal refurbishment required. The space consists of an open plan unit set over ground and basement level. Internally the unit has a WC Facility while including a large storage area within the basement. The benefits from double-frontage provide excellent visibility.

Accommodation	Sq M	Sq Ft
Total NIA	94.06	1012.46

Areas quoted are approximate.

Specification

- Double-frontage frontage providing excellent visibility.
- Impressive footfall due to its location.
- Proximity to major transport hubs.
- WC Facilities.
- Ample Storage
- Upstairs and downstairs seating area.

Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

Planning Consent

The property is understood to have consent for use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

£38,500 Per Annum Exclusive

VAT

If applicable will be charged at the standard rate.

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

Current Rateable Value: £28,000

EPC

A certificate can be made available on request.

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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