

LONDON W1

27-35 MORTIMER STREET

SHOP TO LET

LOCATION

The store is located on Mortimer Street close to the junction with Wells Street. National multiple retailers nearby include Ligne Roset, Pret a Manger and the numerous cafes and restaurants on Charlotte Street.

ACCOMMODATION

The premises are arranged over ground and basement floors offering the following approximate areas:

Ground Floor	4,526 sq ft	420.5 sq m
Basement	4,416 sq ft	410.3 sq m

LEASE

A new lease for a term to be agreed inside the provisions of the Landlord & Tenant Act 1954.

RENT

£325,000 per annum exclusive.

SERVICE CHARGE

The premises will be subject to an annual service charge levy of approximately £7,056 per annum.

RATES (2022/23)

We have been advised that the premises have been assessed as follows:

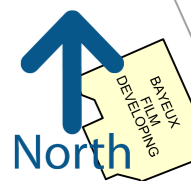
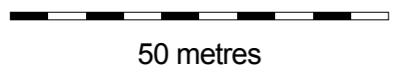
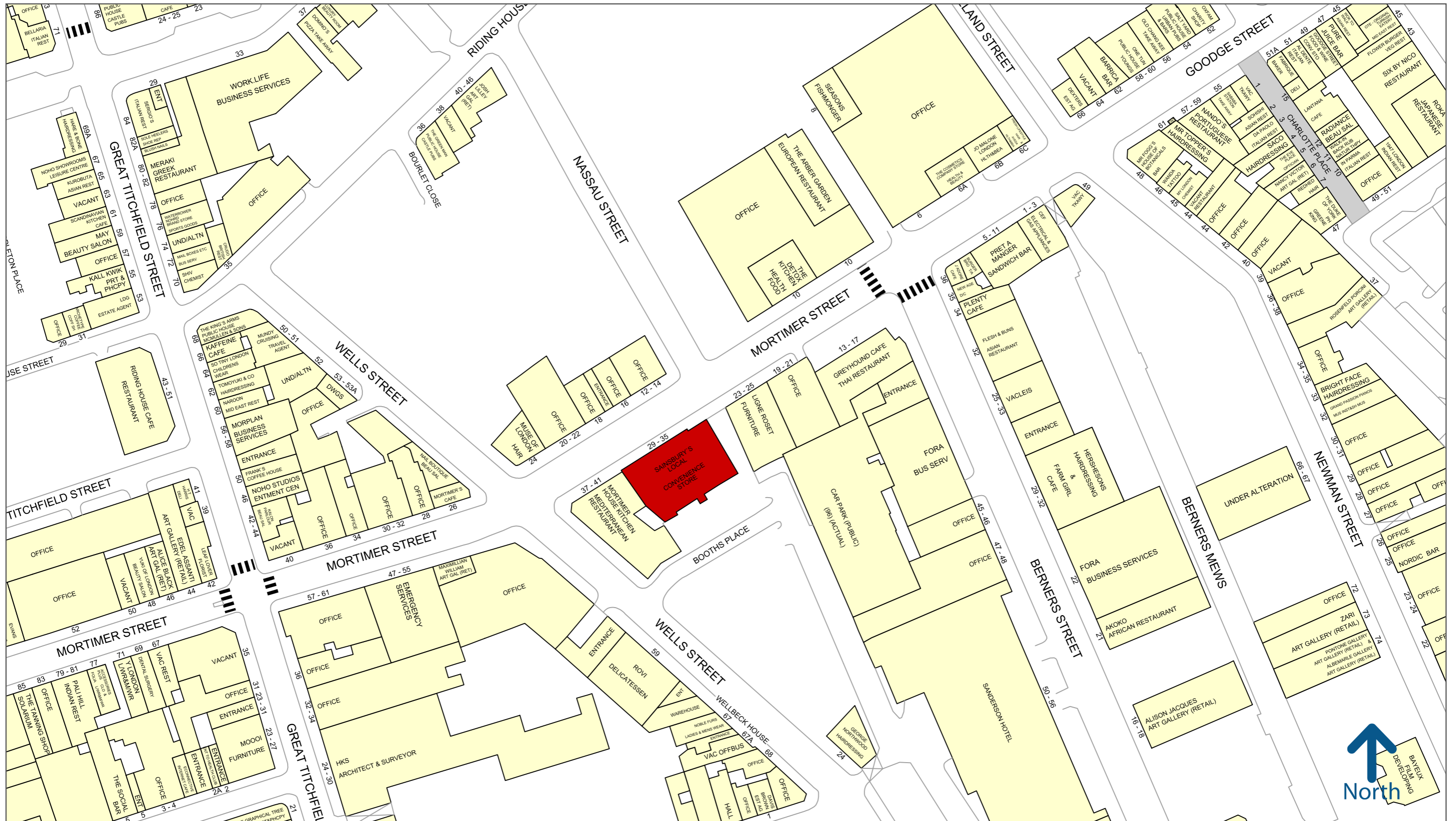
Rateable Value:	£305,000
Rates Payable:	£156,160

Interested parties should verify these figures with the Local Rating Authority.

FURTHER INFORMATION & VIEWINGS

For further information please contact **Graham Phillips** on 07958 955257 / gphillips@mcmullenre.com or **Heather Bajade** on 07708 899128 / hbajade@mcmullenre.com.

SUBJECT TO CONTRACT



Experian Goad Plan Created: 23/08/2022
Created By: McMullen Real Estate



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