

# 308

REGENT STREET, W1

Unique, small format retail space adjacent to KITH & TwoJeys

## LOCATION & DESCRIPTION

The unit is located on the northern end of **Regent Street**, with visibility of **Oxford Circus** and **The Langham Hotel**. It is newly white boxed, and features Regent Street's characteristic stone façade with tall window frontage. The surrounding area includes a mix of well-established international occupiers, including **KITH** the renowned luxury streetwear multi-brand store and **TwoJeys**.

## AREAS

Ground	351 sq ft / 32.6 sq m
<b>Total</b>	<b>351 sq ft / 32.6 sq m</b>

## NEARBY OCCUPIERS



KING & TUCKFIELD



MOLESKINE



## TERMS

### Lease Term

The shop is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. In accordance with other lettings on the estate, the lease will be contracted outside of the security of tenure and compensations provisions of the Landlord & Tenant Act 1954 Part II (as amended).

### Quoting Rent

POA

## BUSINESS RATES

Rateable Value (2023)	£73,000
Rates Payable (2025/26)	£43,128

Interested parties are advised to make their own enquiries

## EPC

EPC Rating (full certificate available on request) D (96)

Service Charge (2025) £1,188.11

Insurance (2025) £261.90

Service Charge and Insurance estimated

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## Contact



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*On behalf of*



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