

THIS IS
SOHO

SHOP TO LET IN SOHO

NO.1 MARSHALL STREET



LOCATION

The shop is located in the heart of Soho, near to the iconic shopping district of Carnaby, which is a leading lifestyle destination encompassing 14 streets, over 100 shops and more than 60 independent restaurants, cafés, bars and pubs. The area is globally renowned for trend focused retailing and diverse shopping and leisure experiences with major global flagships, cutting edge concept stores and independent boutiques including **Sweaty Betty, Scotch & Soda, Adidas Originals, Puma, Size?, MONKI, G.H Bass & Co, MOSCOT, Finlay & Co, G-SHOCK, and Timberland.**

The area is also home to many eateries and restaurants including **Le Bab, Señor Ceviche, The Rum Kitchen, Pizza Pilgrims, Dishoom** and **Inko Nito.**

The property is located between Broadwick Street and Beak Street which has recently welcomed international brands **Ganni** and **Samsoe & Samsoe**, whilst the multi-brand menswear store **END** is located just a few doors away on the corner of Broadwick Street.

ACCOMMODATION

The premises are arranged over the ground and basement floors and provide the following approximate net internal floor areas:

Ground:	514 sq ft	47.8 sq m
Basement:	650 sq ft	60.4 sq m
Total:	1,164 sq ft	108.2 sq m

TENURE

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 the other lettings on Carnaby, the lease will be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

RENT

Subject to contract, rental offers are invited in the region of £80,000 per annum exclusive of rates, service charge, VAT (if applicable) and all other outgoings.

SERVICE CHARGE & INSURANCE

The service charge for the current financial year is estimated at £4,500. The insurance is estimated at £1,500.

RATES

We are verbally advised by the local authority the premises have been assessed for rating purposes as follows:

Rateable Value (2017)	£50,500
UBR (2019/2020)	49.1p
Rates Payable (2019/2020)	£24,796

Interested parties are advised to verify the above with the local authority.

LEGAL COSTS

Each party is to be responsible for it's own legal costs incurred in connection with this letting.

ENERGY PERFORMANCE CERTIFICATE.

48 Band B (26-50)

VIEWING

By appointment through joint agents:



Hanover Green Retail - 020 3130 6400

Ben Selwyn - B.Selwyn@Hanovergreen.co.uk

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USEFUL LINKS





Thisissoho.co.uk

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Shaftesbury

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