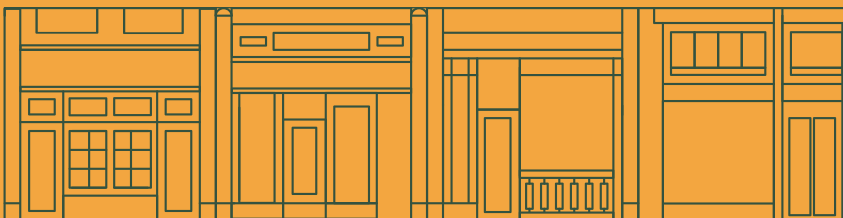


# TO LET

1 Princes Street,  
London W1



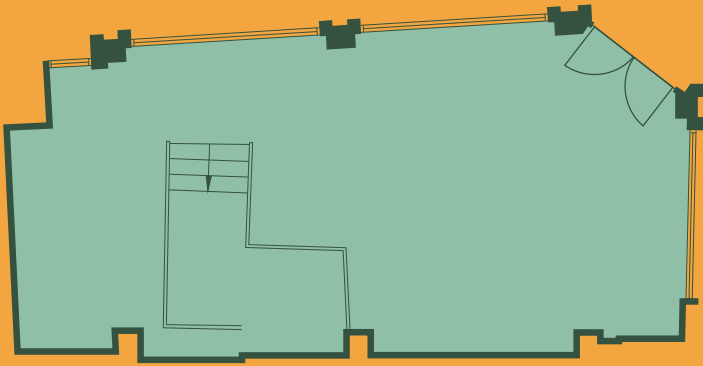
## A FRESH TAKE ON LONDON'S WEST END

Perfectly placed between Oxford Circus and Regent Street, 1 Princes Street offers a golden opportunity for forward-thinking food and beverage operators.

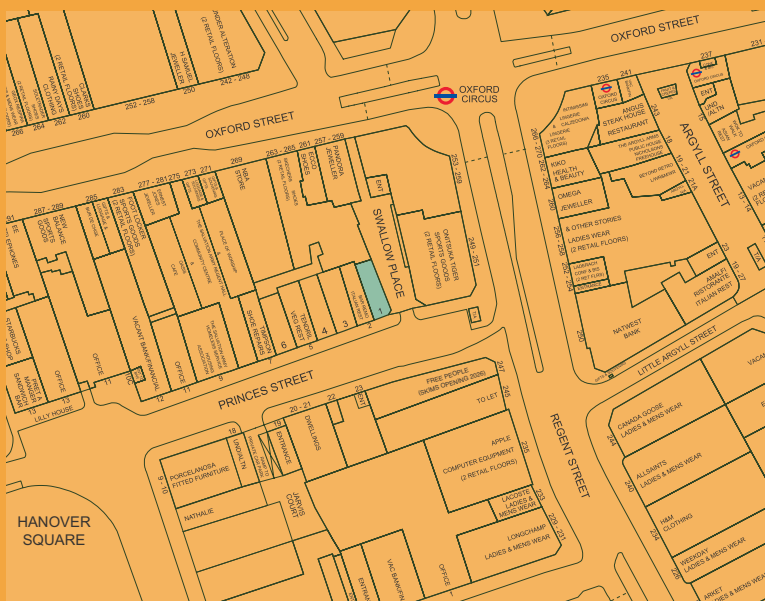
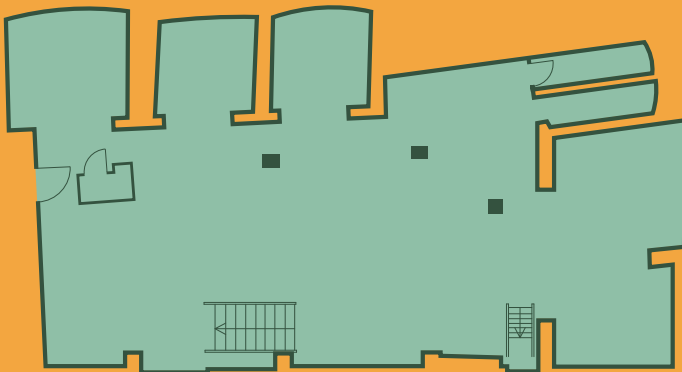
This is more than just a high-footfall location. It's a lifestyle destination. With the SKIMS flagship store opening on the corner, the area is evolving into a magnet for wellness-focused, experience-led brands. Surrounded by fashion houses, boutique gyms, premium cafés, and a growing community of health-conscious consumers, this address is at the centre of a cultural shift toward better living.



## GROUND FLOOR



## BASEMENT



## ACCOMMODATION

Basement	1,284 sq ft	119 sq m
Ground Floor	496 sq ft	46 sq m
<b>Total</b>	<b>1,780 sq ft</b>	<b>165 sq m</b>

## EPC

The premises have an EPC rating of B.

## TENURE

The units are available on new full repairing and insuring leases for a term to be agreed and are to be contracted outside of the Landlord & Tenant Act 1954 Part II (as amended).

## RENT

On application.

## RATES

Parties are to seek their own rating advice.

## SERVICE CHARGE & INSURANCE

The service charge is £1.85 psf per annum.  
Insurance is £536.42 per annum.

## CONNECTIVITY

<b>Oxford Circus</b> ● ● ●	1 min
<b>Bond Street</b> ● ● ●	4 mins
<b>Piccadilly Circus</b> ● ● ●	10 mins
<b>Tottenham Court Road</b> ● ● ●	10 mins
<b>Green Park</b> ● ● ●	15 mins
<b>Great Portland Street</b> ● ● ●	17 mins

## FOR FURTHER INFORMATION CONTACT



Stuart Bird  
Stuart.Bird@cushwake.com  
07353 893 606

Lucy Cope  
lucy@brucegillinghampollard.com  
07595 267 866

## LEASING ON BEHALF OF



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