

# Crawford Street Retail Unit

50 Crawford Street, London, W1H 4JA



## To Let

---

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

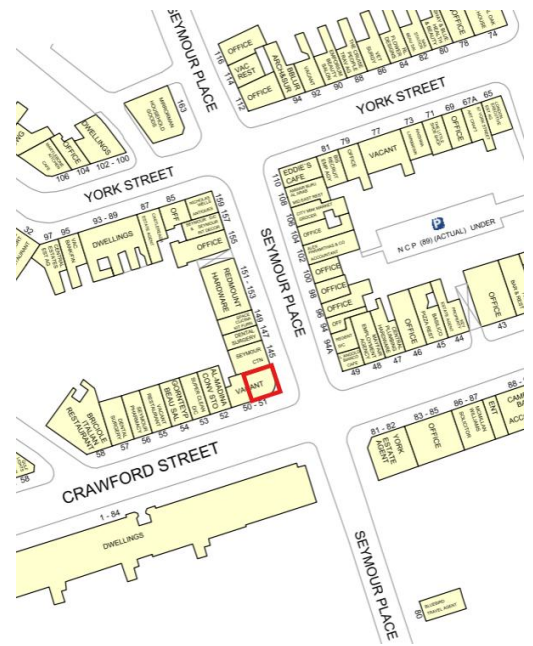
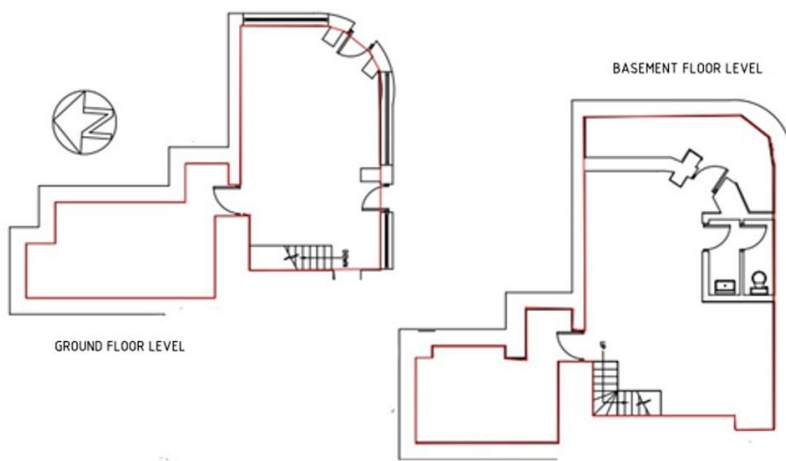
### **Gaby Vargas**

Surveyor

Tel: 07949236242

Email: [gaby.vargas@avisonyoung.com](mailto:gaby.vargas@avisonyoung.com)

**AVISON  
YOUNG**



## 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

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.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

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

**AVISON  
YOUNG**

[avisonyoung.com](https://www.avisonyoung.com)