

RETAIL/SHOWROOM

CLASS E

GROUND FLOOR & BASEMENT

2,634 sq ft (245 sq m)

16 WIGMORE STREET LONDON W1U 2RF

LOCATION: Located midway between Wimpole Street and Wigmore Place on the northern side of Wigmore Street. Oxford Circus Underground Station is less than 5 minutes' walk from the premises.

DESCRIPTION: A Ground floor and basement self-contained lock up shop/showroom. Predominantly in white box condition but with fully fitted WCs and kitchenette plus air-conditioning.

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|--------------|------------------------|
| Ground Floor | 1,210 sq ft (112 sq m) |
| Basement | 1,352 sq ft (126 sq m) |
| Vaults | 72 sq ft (7sq m) |

TOTAL **2,634 sq ft (245 sq m)**

LEASE: A New FRI lease by arrangement subject to 5 yearly upward only rent reviews.

RENT: Upon application

RATES: £93,000 Rateable Value

OCCUPATION: Immediate upon completion of legal formalities.

LEGAL COSTS: Each party is to bear their own legal costs

EPC: E 121

VIEWINGS: Strictly through Lewis & Tucker
Graham Greenberg 07768 817675

NB: Please note that one of the directors of Lewis & Tucker has an interest in this property

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