

RETAIL SHOP TO LET. FINANCIAL INCENTIVE AVAILABLE

38 NEAL STREET, SEVEN DIALS

LONDON WC2



THIS PRIME SHOP IS LOCATED IN A PROMINENT POSITION ON NEAL STREET, WHICH IS HOME TO SOME WORLD CLASS BRANDS SUCH AS URBAN OUTFITTERS, ELLESSE, BIRKENSTOCK, OLLIE QUINN, SUPERGA, HAVAIANAS, OFFICE AND KNOMO.

THE STREET IS SET TO ENJOY INCREASED FOOTFALL WHEN CROSSRAIL OPENS ALONG WITH THE NEW STREET FOOD MARKET, SEVEN DIALS MARKET, AS SHOPPERS MAKE THEIR WAY FROM TOTTENHAM COURT ROAD STATION DOWN TO ENJOY THE DELIGHTS OF SEVEN DIALS AND THE WIDER COVENT GARDEN AREA.



SHACKLETON

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FINER DETAILS

Ground Floor:	857 sq.ft	79.61 sq.m
TOTAL:	857 sq.ft	79.61 sq.m
Rent:	£176,000 per annum exclusive	
Financial Incentives:	Our clients are prepared to pay £50,000 to a party acquiring this lease, subject to contact.	
Term:	Available by way of a assignment of the existing 10 year lease which commenced August 2014.	
Rateable Value:	£ 169,750	
Rates Payable: (2019/2020)	£ 88,556 per annum	

An EPC has been commissioned and is available on request.



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FOR VIEWINGS AND FURTHER INFORMATION, PLEASE CONTACT:

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Important Notice: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All prices/rents are quoted exclusive of any VAT which may be payable.