



## 23a Meard Street, London W1F 0EY

Newly Fitted Soho Class E Opportunity To Let

1,013 SQ FT / 94.12 SQ M



# 23a Meard Street, London W1F 0EY

## LOCATION

The property is situated on historic Meard Street just one shop removed from Wardour Street in the heart of vibrant Soho.

Numerous restaurants and fashion brands are located nearby including Stussy, Supreme, Farah, Sunspel, Glassworks, La Boutik, AMI Paris and Wear London.

## TENURE

A new lease is to be made available for a term to be agreed.

## RENT

£70,000 per annum exclusive.

## ACCOMMODATION

The period fronted property is arranged across ground floor and basement. The property was re-fitted to a high standard in 2020. The unit's handover condition is to be agreed, with vacant possession.

The unit has the following approximate dimensions and areas:

Ground Floor	530 sq ft	49.24 sq m
Basement	483 sq ft	44.88 sq m
Total	1,013 sq ft	94.12 sq m

## USE

The premises benefit from Class E planning consent.

## RATES (2023/2024)

Rateable Value:	£47,000
Rates Payable (UBR Multiplier: £0.499):	£23,453

All interested parties should verify the business rates with the relevant local authority.

## LEGAL COSTS

Each party to bear its own costs.

## EPC

An EPC will be made available upon request.

## VIEWING

By appointment with Stephen Kane & Company.  
Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk)

## CONTACT

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