

PRIME UNIT TO LET

75 NEW CAVENDISH STREET

London, W1



Key Highlights

- Self-contained prominent retail unit on New Cavendish Street, near to Harley Street
- Forms part of the Harley building let to Regus
- Close to Great Portland Street, Goodge Street and Oxford Circus Underground Stations
- Ground and basement floor sales with opportunity for outdoor seating
- The unit benefits from high ceilings and parquet wood floor
- Offers invited

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Description

The subject premises are situated in a central section of New Cavendish Street between Marylebone and Fitzrovia near to Harley Street. The self-contained retail unit comprises ground and basement sales space with customer and staff WCs, small kitchenette and storage areas.

Location

New Cavendish Street is in the City of Westminster it runs from Marylebone High Street in the west to Cleveland Street in the east.

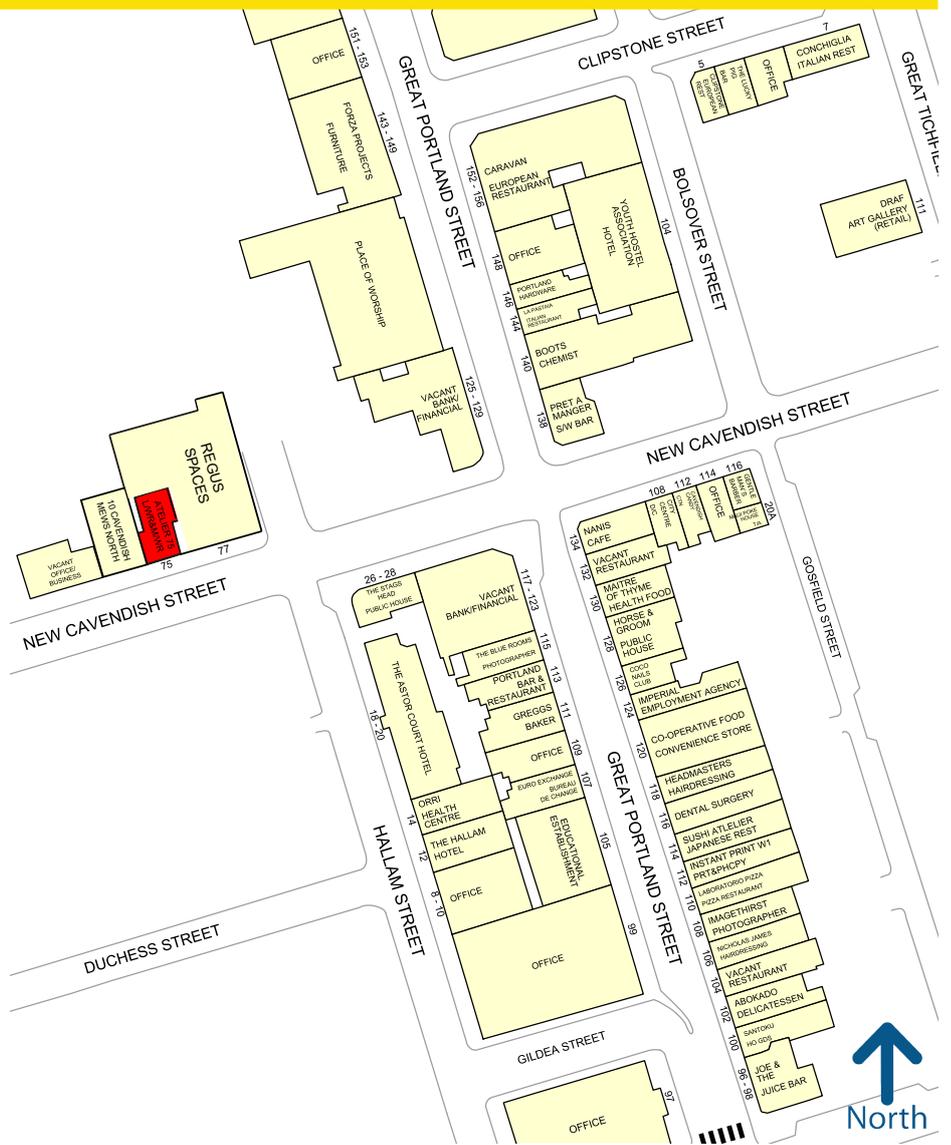
The unit forms part of the Harley building which is situated on the north side of New Cavendish Street at the junction with Hallam Street. This is a busy location being near to the University of Westminster.

The area is very well served for restaurant, and transport facilities with Great Portland Street, Goodge Street, and Oxford Circus stations within close proximity (approximately a 10 minute walk) being within close proximity. Nearby occupiers include Pret a Manger, Boots, La Pastaia, Headmasters, Coco Nails Club and Co-Op.

Floor Area

The premises is arranged over ground and basement and has the follow approximate areas:

FLOOR AREA	SQ FT	SQ M
Ground	642	59.64
Basement	897	83.33
Total	1,539	142.97



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Rent

On Application.

Tenure

A new effectively full repairing and insuring lease will be available for a term to be agreed subject to upwards only rent reviews.

Rateable Value

Interested parties are advised to make enquiries with the Local Authority.

Rateable Value

Rateable Value which is £48,000 pa.

UK Government have confirmed that relief will apply at 100% until 30 June 2021, and at 66% until 31 March 2022.

Interested parties should make their own inquiries with the Local Authority.

Service Charge

No service charge. Small contribution to building insurance only.

Use

The proposed planning change to a new Commercial Use Class E (effective from 1st September 2020), will enable the premises to be used for alternative uses such as Retail, Medical and Office without the need for a change of use.

Legal Cost

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



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