

Soho, London W1

13-14 St Anne's Court

Class E Opportunity – Subject to Vacant Possession



Location

Situated in the centre of Soho, the subject property is located on St Anne's Court, between Wardour Street and Dean Street, and acts as a busy thoroughfare to the Elizabeth Line western entrance.

Adjacent and nearby occupiers include **Aulis (Simon Rogan's, Michelin starred chef's table)**, **Gail's**, **The Soho Hotel**, **Cote**, **Represent**, **Stussy**, and **Salomon**.

Demise

The property is arranged over ground floor only and comprises the following dimensions and areas:

Internal width	15.0 sq ft	4.6m
Depth	26.6 sq ft	8.1 sq m
Ground Floor	375 sq ft	35 sq m

Tenure

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews, to be contracted outside of the Landlord & Tenant Act 1954.

Rent

£50,000 per annum exclusive.

Service Charge

£2,081 per annum.

Rates

Rateable Value	£23,000
Rates Payable	£8,786 p.a.

Interested parties are advised to make their own enquiries to Westminster Council on 020 7461 6000.

EPC

To be reassessed.

For further information or to arrange a viewing please contact:

forge

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