



22 Peter Street
Soho, W1F 0AG

Corner Positioned Retail Premises Located In The Heart of Soho

727 sq ft
(67.54 sq m)

- Premium Required
- Lease Assignment
- Low Rent of £26,000 Per Annum
- Suited For Class E Uses
- Lease Expires Sept 2032
- Available Immediately

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Summary

Available Size	727 sq ft
Premium	£75,000
Business Rates	TBC
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A great opportunity to assign the lease of a former hair salon premises in the heart of Soho. The property comprises an open plan sales area with rear ancillary store room/office, kitchen, and WC. It offers fantastic ceiling height of approx. 3.7m and has a return glazed frontage which provides a lot of natural light. A fresh air intake system is installed and the heating is provided by wall mounted electric heaters.

Location

Peter Street in Soho is a vibrant and bustling location, situated in the heart of one of London's most eclectic neighbourhoods. The street is lined with a diverse range of businesses, including trendy cafes, lively bars, independent shops, and popular restaurants, making it a hub for local residents, tourists, and workers alike. The street is conveniently located just a stone's throw away from major transportation hubs such as Tottenham Court Road and Oxford Circus, making it easily accessible for commuters and travellers.

Accommodation

The accommodation comprises the following areas:

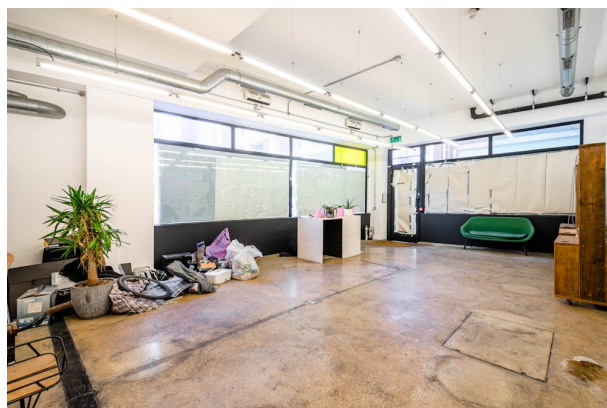
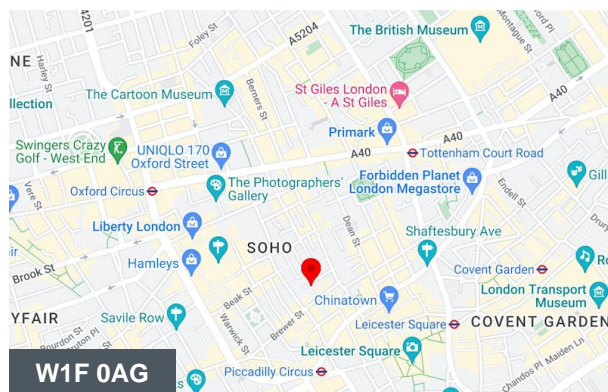
Name	sq ft	sq m
Ground	727	67.54
Total	727	67.54

Terms

The property is available to occupy by way of an assignment of the existing 15 year lease which expires in September 2032. The current passing rent is £26,000 pa with the next rent review scheduled for September 2024. The assignee must provide a personal guarantor as stated within the head lease.

Premium

A premium of £75,000 is being sought in respect of the rent saving and assignment of the existing lease.



Viewing & Further Information



George Sarantis

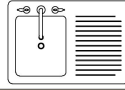
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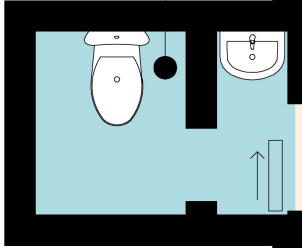


Office
10'4" x 5'9"
(3.15m x 1.75m)

WC
5'6" x 4'0"
(1.68m x 1.22m)



Kitchen
10'6" x 5'9"
(3.20m x 1.75m)



Commercial Space
29'5" x 20'8"
(8.97m x 6.30m)

Height
12'2" (3.71m)

Ground Floor
Approximate Floor Area
727 sq. ft
(67.54 sq. m)

Approx. Gross Internal Floor Area 727 sq. ft / 67.54 sq. m

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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