

49 Brewer Street, Soho London W1F 9UG

lot 27

Prominent Soho Retail Investment

- Situated on one of Soho's most popular thoroughfares
- Popular location for specialist retailers
- Close proximity to Piccadilly Circus and Shaftsbury Avenue
- Let to Nino's London Limited
- Eight Week Completion Available

Rent
£59,500
per annum
exclusive



Location

Miles: 0.2 miles north of Piccadilly Circus
0.4 miles west of Leicester Square
0.6 miles south-east of Oxford Circus

Roads: A4, A4201, A401

Rail: Piccadilly Circus Underground, Oxford Circus Underground

Air: London City Airport, London Heathrow, London Gatwick

Situation

The property is situated in a prominent location on Brewer Street; a popular thoroughfare within Soho connecting Regent Street with Wardour Street and running parallel to Shaftsbury Avenue. The Brewer Street NCP car park is situated a short distance to the north-east.

Description

The property comprises a retail unit arranged over ground floor and basement only. The property is Grade II Listed and is situated in a Conservation Area.

Tenure

Long Leasehold. Held for a term of 100 years from 29th July 1985 at a fixed peppercorn.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail Sales	70 sq m (753.5 sq ft)	NINO'S LONDON LIMITED (1) (trading as 'Nino's') (3)	20 years from 27/04/2006 (2) on a full repairing and insuring lease	£59,500	27/04/2016
Basement	Storage	54 sq m (581.3 sq ft)				
Totals		124 sq m (1,334.8 sq ft)			£59,500	

(1) Nino's London Limited are a bespoke tailored clothing retailer who have been established since 1993. (www.ninos.co.uk)

(2) There is a tenant option to terminate the lease on 27th April 2016.

(3) There is a 9 month rental guarantee from Gaetano Santoro.

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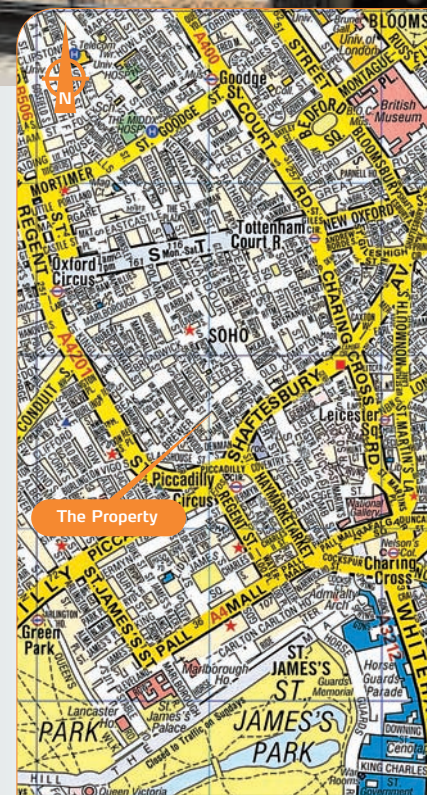
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