



## LOCATION

The premises occupy a prime position on the east side of Regent Street adjacent to H&M Home's newly opened UK flagship. Nearby retailers include **COS, ARKET, Tory Burch, COACH, Canada Goose and Stuart Weitzman.**

## DEMISE

The premises comprises 9,829 sq ft (913.1 sq m) arranged over ground floor and basement.

The premises are available by way of assignment of the existing lease expiring on 15 February 2022.

## LEASE

The lease is contracted inside of the security of tenure and compensation provisions of the 1954 Landlord & Tenant Act Part II.

## RENT

The passing rent is £1,450,000 per annum.

## PREMIUM

Offers invited.

## LEGAL COSTS

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

## EPC

A copy of the EPC is available upon request.

## Accommodation

Ground Floor	1,562 sq ft	145.1 sq m
Basement Sales	6,301 sq ft	585.4 sq m
Basement Ancillary	1,966 sq ft	182.7 sq m
<b>Total</b>	<b>9,829 sq ft</b>	<b>913.1 sq m</b>

## Business Rates

Rateable Value (2019)	£945,000
Rates Payable (2018/2019)	£495,180

Interested parties are advised to make their own enquiries with the Local Authority

## VIEWING

Viewing strictly through prior appointment via Cushman & Wakefield.

**NATALIE LINTOTT**

020 7152 5875  
07793 808 875

natalie.lintott@cushwake.com

**DUNCAN GILLIARD**

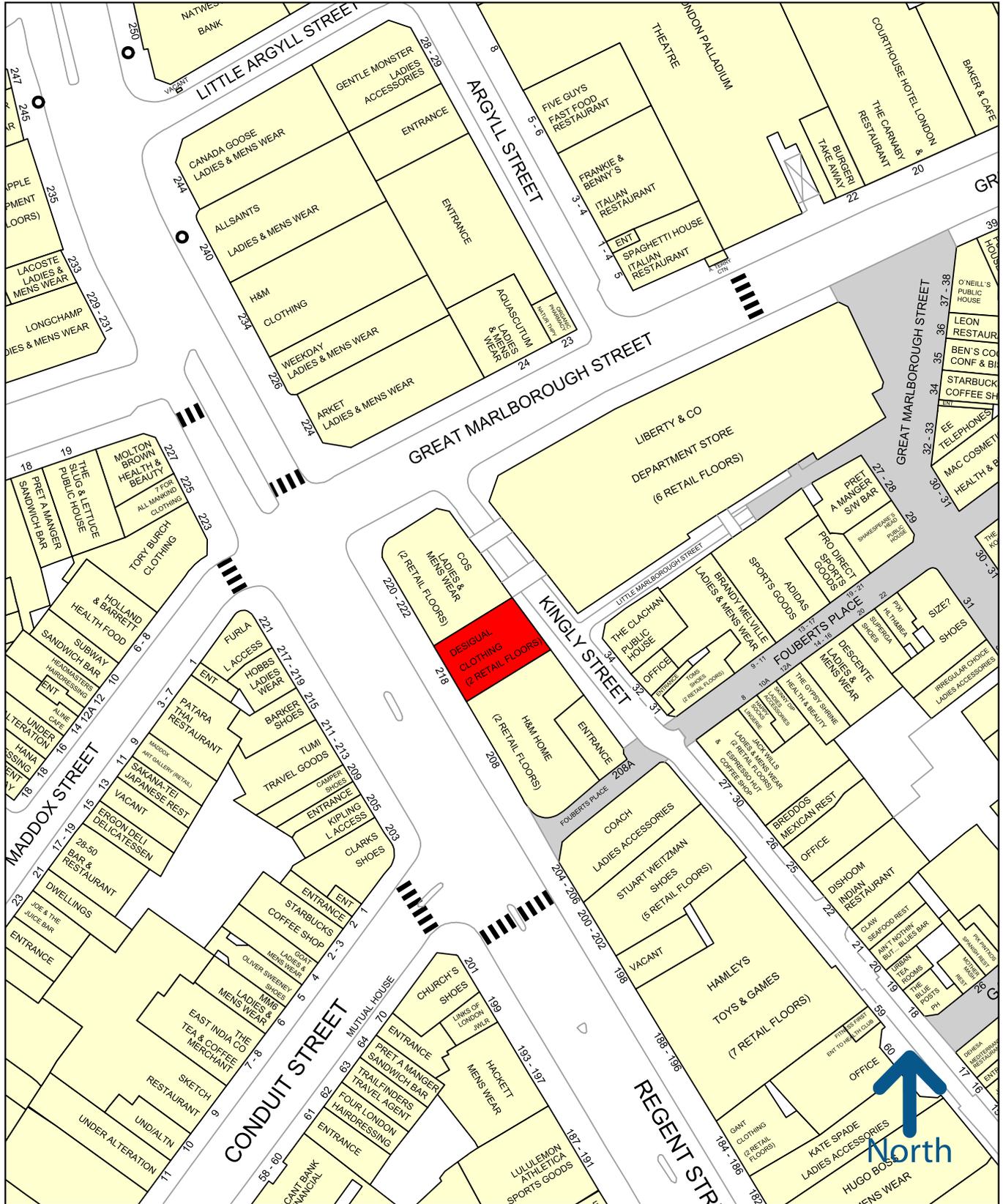
020 7152 5147  
07881 501 164

duncan.gilliard@cushwake.com

**CUSHMAN & WAKEFIELD**

43-45 Portman Square  
London W1H 6LY  
+44 207 152 5000

cushmanwakefield.com



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 43-45 Portman Square  
 London W1H 6LY  
 +44 207 152 5000

[cushmanwakefield.com](http://cushmanwakefield.com)