



CGI - for indicative purposes only

## LOCATION

Prominently located on Dean Street in Central Soho. The property is a 5-minute walk from **Tottenham Court Road Underground Station** (Elizabeth Line, Central and Northern lines). Goodge Street, Oxford Circus, Leicester Square, Covent Garden and Piccadilly Circus underground stations are all located within circa 800 metres. Nearby operators include **Soho Theatre Pizza Express, Pizza Pilgrims, Barrafinna, and Honi Poke.**

## TERM

Available by way of an assignment of the existing lease expiring in Jan-2030 contracted inside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## RENT

On Application

## LEGAL

Each party is to cover their own legal costs.

## EPC

C(55). Full report available on request.

## Accommodation

Frontage	87 ft	26.5 m
Ground Floor Only	4,637 sq ft	430.8 sq m

## Business Rates

Rateable Value (2023)	£270,000
Rates Payable (2023/24)	£143,640

### DUNCAN GILLIARD

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50 metres

**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991**

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