

TAUNTON TA1 1HR

33 FORE STREET

PRIME SHOP TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

The premises occupy a prime trading location on Fore Street where multiple retailers adjacent and nearby include **Flying Tiger**, **River Island**, **Fat Face**, **TK Maxx** and **JD Sports**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

Occupying a prominent corner location, the premises are arranged on ground, first and second floors comprising the following approximate dimensions and gross floor areas:

Gross Frontage	33 ft 1 in	10.1 m
Return Frontage	48 ft 6 in	14.8 m
Internal Width	29 ft 4 in	8.9 m
Shop Depth	57 ft 7 in	17.4 m
Ground Floor Sales	1,572 sq ft	146 sq m
First Floor Anc.	1,060 sq ft	98 sq m
Second Floor Anc.	817 sq ft	76 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals at a commencing rent of **£59,500 per annum exclusive** of rates and VAT.

LEGAL COSTS

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



RATES

We have been advised that the property is assessed for rating purposes as follows:

Rateable Value £83,500

Interested parties should make their own enquiries to verify this information.

EPC

The property has an Energy Efficiency Asset Rating of D78. A copy of the EPC can be provided upon request.

VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance

020 7908 7031

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SUBJECT TO CONTRACT



Experian Goad Plan Created: 10/11/2022
Created By: HRH Retail

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