

LONDON W1

27-35 MORTIMER STREET

BASEMENT TO LET

LOCATION

The premises are located on Mortimer Street close to the junction with Wells Street. National multiple retailers nearby include Ligne Roset, Pret a Manger and the numerous cafes and restaurants on Charlotte Street.

ACCOMMODATION

The premises are arranged over ground and basement floors offering the following approximate areas:

Ground Floor (Entrance)	250 sq ft	23 sq m
Basement	4,416 sq ft	410.3 sq m

LEASE

A new lease for a term to be agreed inside the provisions of the Landlord & Tenant Act 1954.

RENT

£120,000 per annum exclusive.

SERVICE CHARGE

The premises will be subject to an annual service charge levy of approximately £3,028 per annum.

RATES (2022/23)

We have been advised that the premises have been assessed as follows:

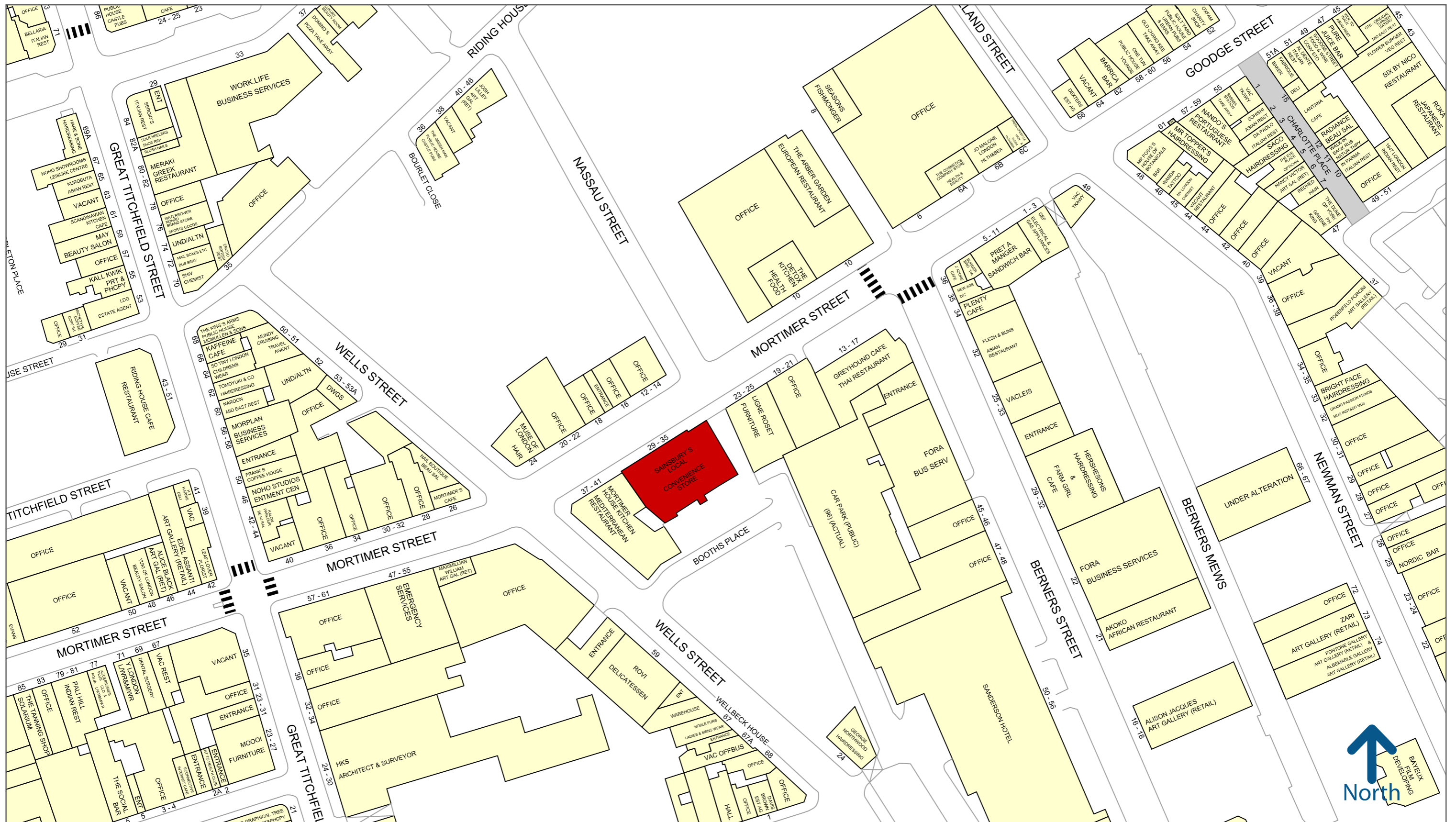
Rateable Value:	£59,626
Rates Payable:	£29,813

Interested parties should verify these figures with the Local Rating Authority as they are likely to be subject to change.

FURTHER INFORMATION & VIEWINGS

For further information please contact **Graham Phillips** on 07958 955257 / gphillips@mcmullenre.com or **Heather Bajade** on 07708 899128 / hbajade@mcmullenre.com.

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 23/08/2022
Created By: McMullen Real Estate



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011