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**GROSVENOR DEAN**



**13 Meard Street, Soho, London W1F 0ES**

Ground Floor & Basement Retail Unit In Prime Soho Location

## Location

The property on Meard Street, which runs East to West is located between Dean Street & Wardour Street. It is positioned within the heart of Soho. The building benefits from all the entertainment amenities of the West End as well as the boutique shops and restaurants of nearby Mayfair and Marylebone.

Piccadilly Circus (Bakerloo and Piccadilly lines), Tottenham Court Road (Northern Line and Central Lines) and Oxford Circus (Bakerloo, Central and Victoria lines) underground stations are all close by.

Soho is the creative hub of London's booming media industry and has the densest concentration of restaurants, cafés, clubs and bars in central London.

**Sat Nav: W1F 0ES**

## Description

The premises form part of a Grade II listed townhouse. The Ground floor retail space with its original character features, benefit from use of a rear garden, kitchen & WC. The basement consists of office space, ancillary to retail with ample storage area.

## Sizes

Shop Frontage:	13.2 ft	(4.03 m)
Ground Floor Sales Area:	336 sq. ft	(31.28 m <sup>2</sup> )
Basement:		
Offices & Ancillary:	315 sq. ft	(29 m <sup>2</sup> )
Vaults	125 sq. ft	(11.5m <sup>2</sup> )
<b>Total Area:</b>	<b>795 sq. ft</b>	<b>(73.8m<sup>2</sup>)</b>

## Terms

The property is available by way of a new lease for a term to be agreed. There is no premium sought.

## Rent

£47,000 per annum exclusive. The building is not currently elected to VAT.

## Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

## Rates

Rateable Value has been calculated at £30,500 from 1 April 2023. Interested parties are advised to confirm the rating liability with Westminster City Council.

## EPC

These premises have a current EPC rating of B (32). [Click here](#) to view the Energy Efficiency Rating and Environmental Impact Rating for this property.

## Viewing

Via Grosvenor Dean Limited (sole Agents) **Contact:** David Guttentag

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