

22 Peter Street  
Soho, W1F 0AG

## Corner Positioned Retail Premises Located In The Heart of Soho

**727 sq ft**  
(67.54 sq m)

- Lease Assignment
- Low Rent of £26,000 Per Annum
- Suited For Class E Uses
- Lease Expires Sept 2032
- Premium Required
- Available Immediately

## Summary

<b>Available Size</b>	727 sq ft
<b>Premium</b>	£75,000
<b>Business Rates</b>	TBC
<b>Service Charge</b>	TBC
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

A great opportunity to assign the lease of a former hair salon premises in the heart of Soho. The property comprises an open plan sales area with rear ancillary store room/office, kitchen, and WC. It offers fantastic ceiling height of approx. 3.7m and has a return glazed frontage which provides a lot of natural light. A fresh air intake system is installed and the heating is provided by wall mounted electric heaters.

## Location

Peter Street in Soho is a vibrant and bustling location, situated in the heart of one of London's most eclectic neighbourhoods. The street is lined with a diverse range of businesses, including trendy cafes, lively bars, independent shops, and popular restaurants, making it a hub for local residents, tourists, and workers alike. The street is conveniently located just a stone's throw away from major transportation hubs such as Tottenham Court Road and Oxford Circus, making it easily accessible for commuters and travellers.

## Accommodation

The accommodation comprises the following areas:

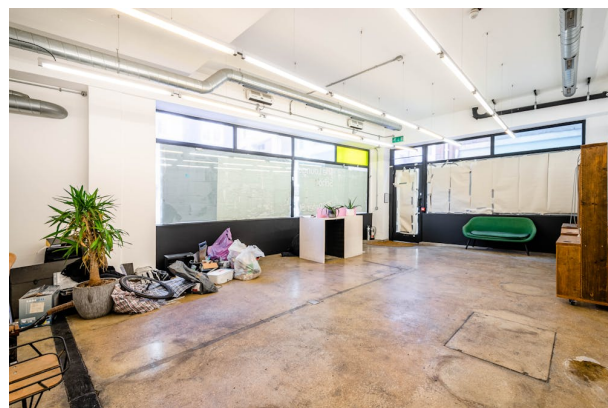
Name	sq ft	sq m
Ground	727	67.54
<b>Total</b>	<b>727</b>	<b>67.54</b>

## Terms

The property is available to occupy by way of an assignment of the existing 15 year lease which expires in September 2032. The current passing rent is £26,000 pa with the next rent review scheduled for September 2024. The assignee must provide a personal guarantor as stated within the head lease.

## Premium

A premium of £75,000 is being sought in respect of the rent saving and assignment of the existing lease.



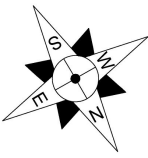
## Viewing & Further Information



**George Sarantis**

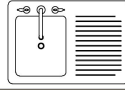
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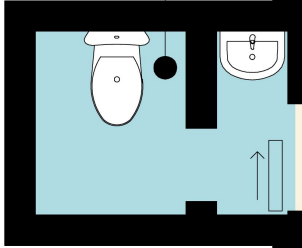


**Office**  
10'4" x 5'9"  
(3.15m x 1.75m)

**WC**  
5'6" x 4'0"  
(1.68m x 1.22m)



**Kitchen**  
10'6" x 5'9"  
(3.20m x 1.75m)



**Commercial Space**  
29'5" x 20'8"  
(8.97m x 6.30m)

**Height**  
12'2" (3.71m)

**Ground Floor**  
**Approximate Floor Area**  
**727 sq. ft**  
**(67.54 sq. m)**

**Approx. Gross Internal Floor Area 727 sq. ft / 67.54 sq. m**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
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