



REGENT STREET
WHERE TIME IS ALWAYS WELL SPENT

LONDON W1

281 Regent Street

Re-available due to abortive negotiations

LOCATION

The premises are located on the west side of Regent Street, north of Oxford Circus.

The unit is adjacent to **Phones 4 U** and **Paul**, and opposite **Oasis**. Other nearby occupiers include **Caffe Nero**, **Leon**, **Pret A Manger**, **Top Shop** and **Niketown**.

ACCOMMODATION

The unit will be arranged over ground and Mezzanine, and will provide the following approximate areas:-

Frontage	6.60 sq m	21.65 ft
Ground Floor	105.07 sq m	1,131 sq ft
Mezzanine	40.86 sq m	439 sq ft
Total	145.93 sq m	1,570 sq ft

LEASE

The premises are available by way of a new lease, subject to five yearly upwards only rent reviews outside the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be subject to a landlord only break option operable at any time after October 2015 on 6 months notice.

RENTAL

£125,000 per annum exclusive.

RATES

To be assessed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

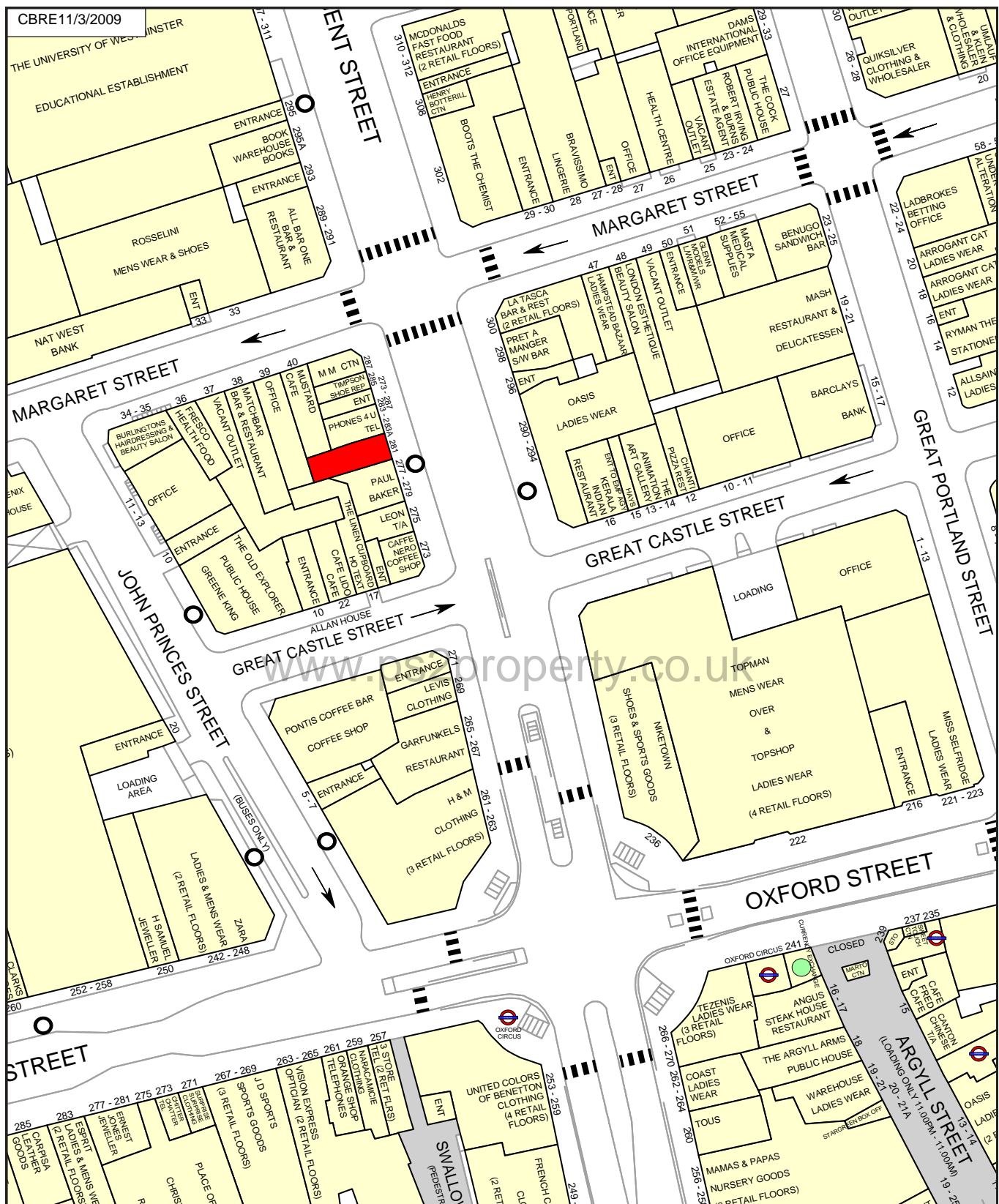
Strictly by appointment through sole leasing agent CB Richard Ellis:

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Code of Practice for commercial leases

The Crown Estate is supportive of the voluntary code of practice for commercial lease. You should be aware that the code of practice on commercial leases in England and Wales strongly recommends that you seek legal advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract.