

# Newburgh QUARTER

CARNABY

## LONDON W1 - 33 MARSHALL STREET SHOP TO LET



### Location

The unit is situated on the west side of Marshall Street in between the junctions with Foubert's Place and Ganton Street and forms part of the Newburgh Quarter.

Other retailers located within the Newburgh Quarter include **Hurwendeki, Adidas, Beyond The Valley** and **Onitsuka Tiger**.

### Accommodation

The premises is arranged over ground and basement floors having the following approximate dimensions and net internal floor areas:

Gross Frontage:	11 ft 11 ins	3.63 m
Shop Depth:	26 ft 0 ins	7.92 m
Ground Floor:	282 sq ft	26.20 sq m
Basement:	322 sq ft	29.91 sq m
Kitchenette:	16 sq ft	1.48 sq m
Vaults:	48 sq ft	4.46 sq m
Total Area:	668 sq ft	62.57 sq m

### Tenure

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. In accordance with other lettings on the Carnaby Estate, the lease will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

### Rent

Subject to contract, offers are invited in the region of £30,000 per annum exclusive of rates, service charge, VAT (if applicable) and all other outgoings.

### Rates

We are verbally advised by the local authority the premises have been assessed for rating purposes as follows:

Rateable Value (2005):	£24,750
Uniform Business Rate (09/10):	48.5 p in the £
Rates Payable (09/10):	£12,003.75

Interested parties are advised to make their own enquiries and verify the above with the local authority.

### Service Charge

A service charge is made to recover expenses relating to the Carnaby Estate. Further information is available on request.

### Legal Costs

Each party is to be responsible for its own legal costs incurred in connection with the letting.

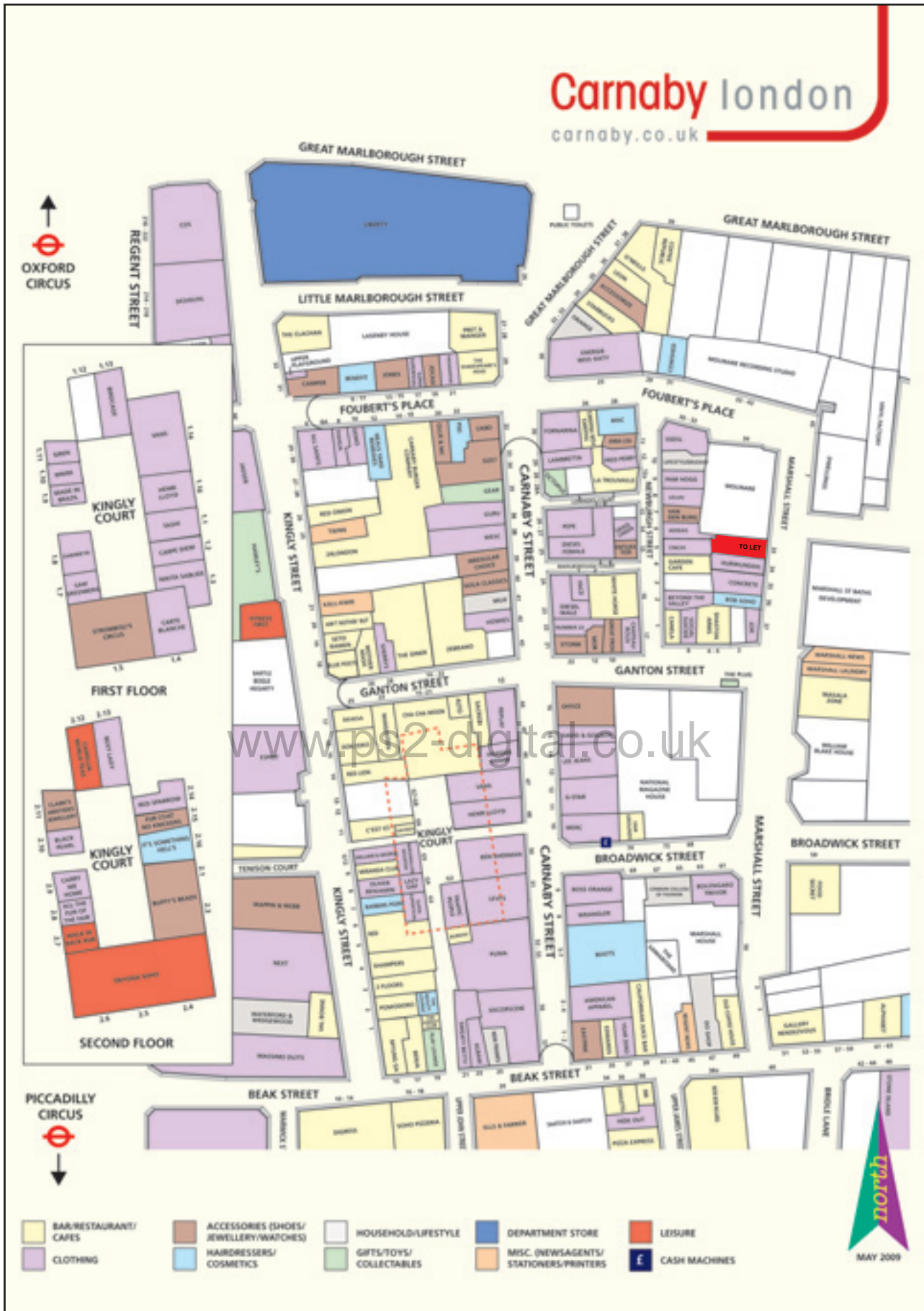
### Viewing

Strictly by appointment with joint agents: Thomas Davidson & Partners (Tel: 020 7734 3443) Ref: John Lyons / Peter Thomas or Cushman & Wakefield (Tel: 020 7935 5000) Ref: Matthew Hyland / Samantha Cuthbert-Brown.



Carnaby london  
carnaby.co.uk





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