

Newburgh QUARTER

CARNABY

LONDON W1 - 3 LOWNDES COURT SHOP TO LET



Location

The unit is situated on Lowndes Court which lies between Carnaby and Newburgh Street, forming part of the 'Newburgh Quarter'. The shop is directly opposite Diesel's new store and close to Pepe Jeans, Adidas, Onitsuka Tiger and Fred Perry.

Accommodation

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

Gross Frontage	17'6"	5.33 m
Shop Depth	28'1"	8.56 m
Ground Floor	441 sq ft	40.96 sq m
Basement	417 sq ft	38.73 sq m
Vaults	74 sq ft	6.87 sq m
Total	932 sq ft	86.58 sq m

Tenure

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. In accordance with other lettings on Carnaby, 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, rental offers are invited in the region of £45,000 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)	£31,750
Uniform Business Rate	48.5p in the £
Rates Payable (08/09)	£15,398.75

Interested parties are advised to 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 a letting.

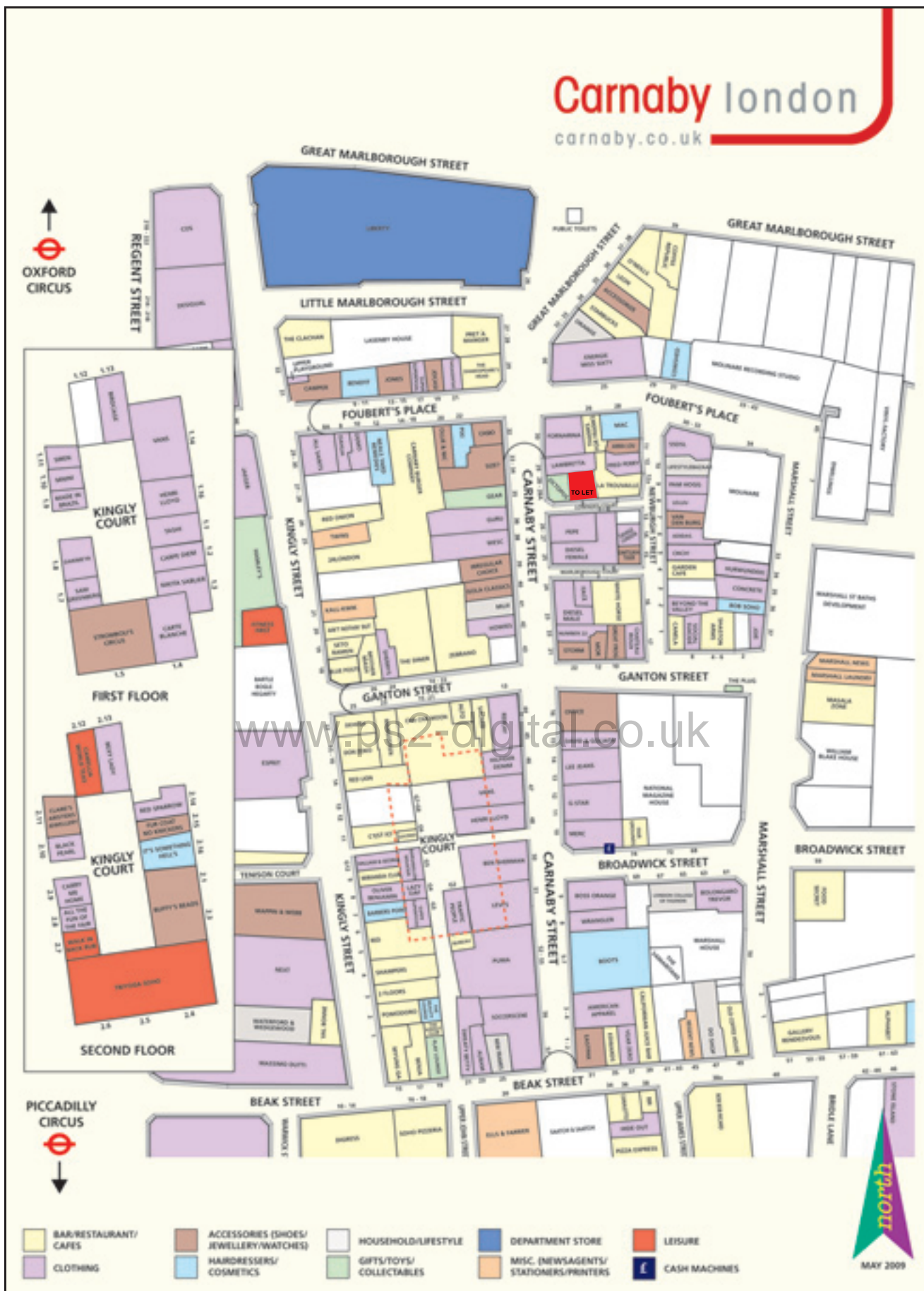
Viewing

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



Carnaby london
carnaby.co.uk





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Note: Cushman & Wakefield Healy & Baker and Thomas Davidson & Partners has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

The particulars contained are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of the particulars is hereby excluded. This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT.