



# 20 Brook Street

London

## Rent

£150,000 per annum exclusive

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

Ground Floor	453 sq ft	42.08 sq m
Basement Sales	347 sq ft	32.24 sq m
Basement Anc	80 sq ft	7.43 sq m
Basement Vault	134 sq ft	12.45 sq m
<b>Total:</b>	<b>1,014 sq ft</b>	<b>94.2 sq m</b>

(Interested parties are advised to verify these areas on site by prior appointment)

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

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**PRIME LEASE FOR SALE**( Subject to relocation)

## Property Highlights

- Prime, flagship location
- High footfall
- Ground & Basement sales

## Location

Located in a prime position just off New Bond Street in the parade lining with South Molton Street with retailers including Joseph and John Smedley. Other nearby occupiers include Fenwick, Victoria's Secret, Zadig & Voltaire, Anya Hindmarch and Dolce & Gabbana. A new Browns store is to shortly open nearby at 39 Brook Street.

## Description

The property comprises a prime retail unit with sales accommodation on ground and basement levels.

## Tenure

The property is available by way of a sub lease to expire in September 2024.

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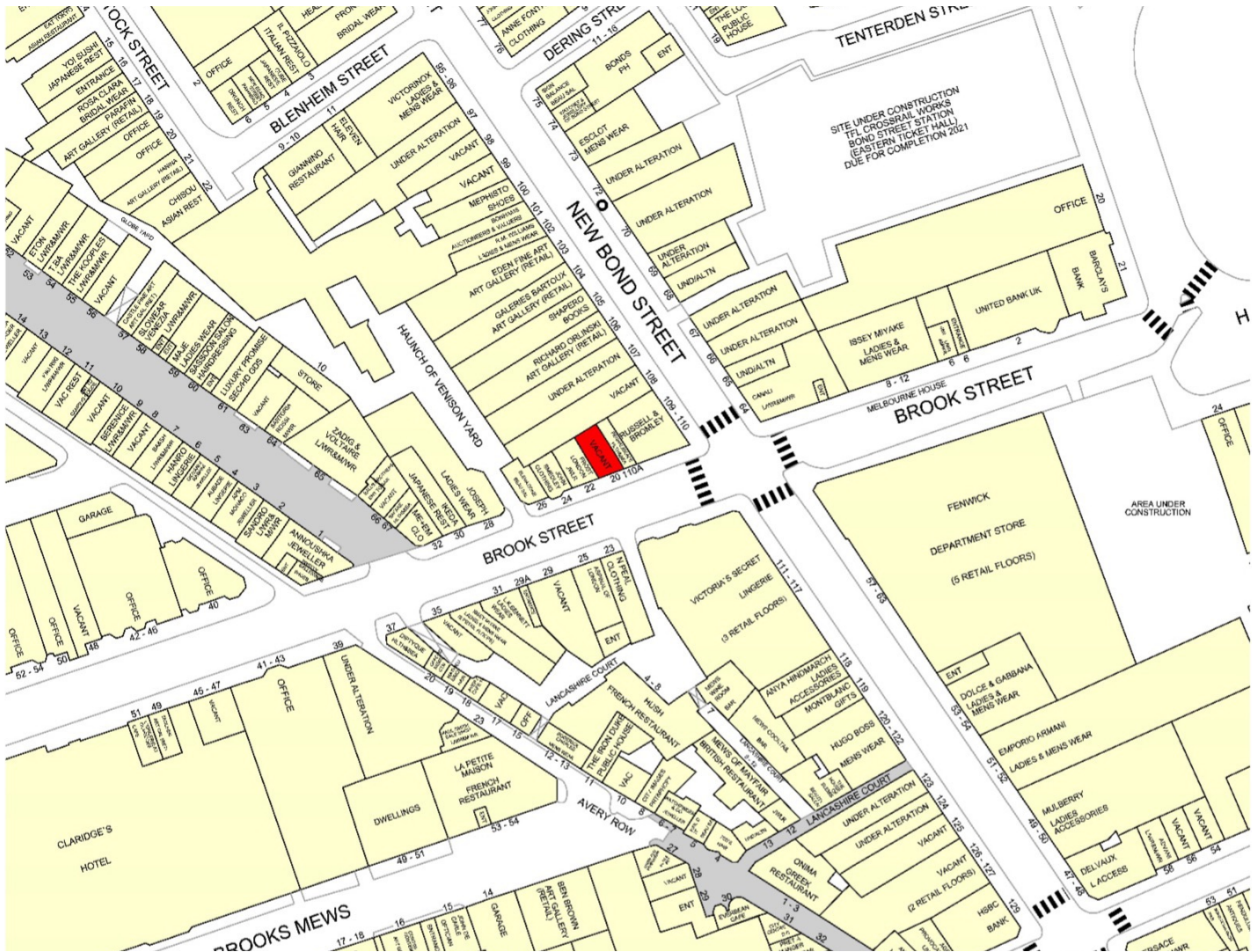
London

## Business Rates

Rateable Value		£166,000
Rates Payable (20/21)		£83,000
Rateable Value		£116,000
Rates Payable (23/24)		£61,712

Interested parties should make their own enquiries with City of Westminster Council (020 8315 2050).

## Location Map



## EPC

The EPC rating for the premise is C-56. Full Energy Performance Certificate available upon request.

## Premium

Offers invited

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