

NEW A1 LEASE NEAR GREEN PARK TUBE STATION



55 STRATTON STREET

LONDON, W1



LOCATION

The premises is adjacent to Green Park Tube Station (Victoria, Piccadilly and Jubilee Lines), close to the junction with Piccadilly. Green Park Tube Station had over **39 million people** exit and enter the station in 2017 (TFL). Local occupiers include **Marks & Spencer Simply Food, Caffe Nero, Timpson, Barclays, Starbucks** and **Metrobank**. The **Ritz Hotel, The Mayfair Hotel** and **St James's Park** are all nearby.

DEMISE

The premises benefits from 13 ft 4 ins (4.1 m) of frontage to Stratton Street and 404 sq ft (37.5 sq m) accommodation arranged over the ground floor.

TERM

The premises is available by way of a new effectively full repairing lease for a term to be agreed, subject to five yearly upward only rent reviews. The lease is to be contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

RENT

£75,000 per annum exclusive of VAT, rates and utilities.

LEGAL

Each party is to cover their own legal costs.

EPC

C-66

Accommodation

Gross Frontage	13 ft 4 in	4.1 m
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Ground Floor	404 sq ft	37.5 sq m
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Business Rates

Rateable Value (2017)	£52,000
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Rates Payable: Occupiers will receive 100% business rates relief commencing 1 April 2020 lasting for the whole 2020/21 financial year. Interested parties are to enquire with the local authority for further details.

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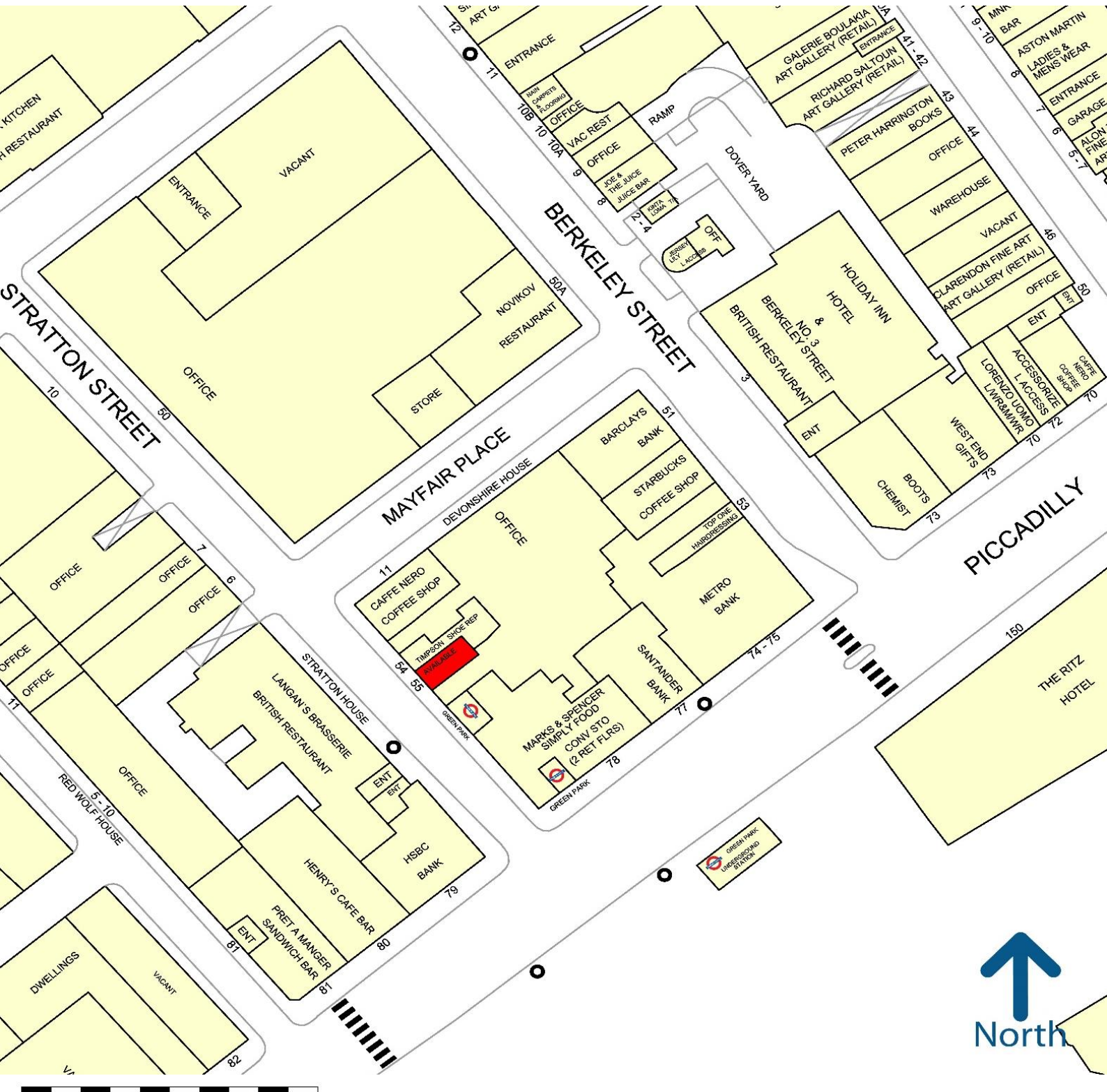
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50 metres

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