



# 2 NEWBURGH STREET

## RETAIL SHOP TO LET

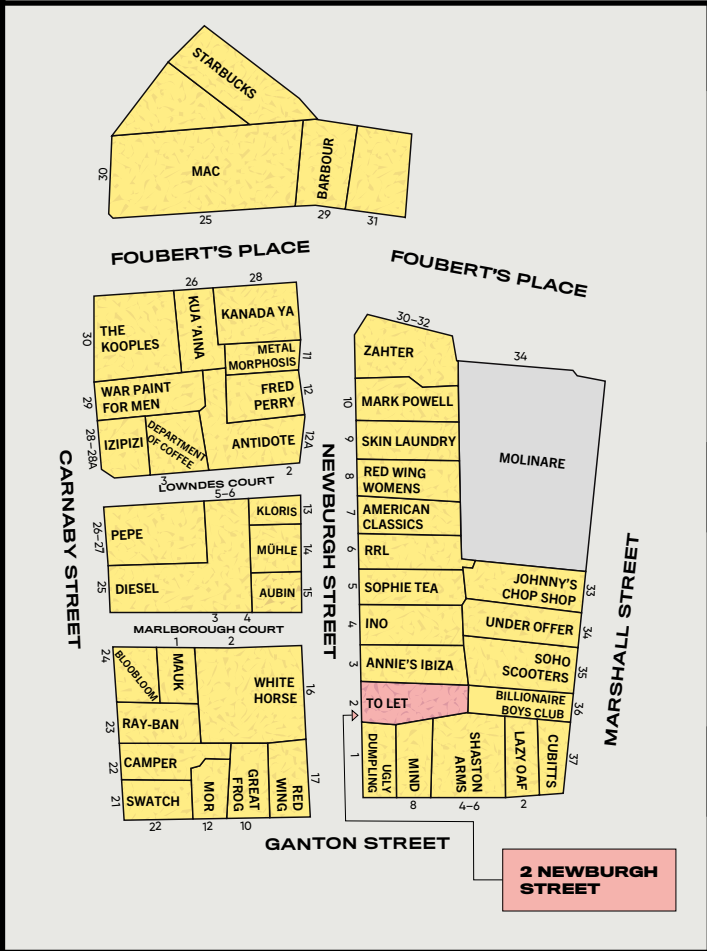


**ONE OF CENTRAL LONDON'S MOST VIBRANT DISTRICTS, CARNABY IS A LIFESTYLE DESTINATION ENCOMPASSING 14 STREETS, 150 SHOPS AND MORE THAN 60 INDEPENDENT RESTAURANTS, CAFÉS, BARS AND PUBS. THE AREA IS GLOBALLY RENOWNED FOR TREND FOCUSED RETAILING.**

[CARNABY.CO.UK](http://CARNABY.CO.UK)

[@CARNABYLONDON](https://www.instagram.com/CARNABYLONDON)

[#NEWBURGHQUARTER](https://www.instagram.com/NEWBURGHQUARTER)



**LOCATION**

The Newburgh Quarter is located within Carnaby and is a hive of cutting edge activity offering innovative retail concepts and handcrafted independent stores. Home to one off brands, unique lifestyle and dining experiences and flagship stores including **Annie's Ibiza, Fred Perry, Sophie Tea, Cubitts, Skin Laundry, Mühle and Kloris.**

**ACCOMMODATION**

The premises are arranged over the ground, lower ground and basement floors and provide the following net internal floor areas:

Ground Floor:	403 sq ft	37.4 sq m
Lower Ground:	170 sq ft	15.8 sq m
Basement:	573 sq ft	53.2 sq m
Vaults:	128 sq ft	11.9 sq m
<b>Total:</b>	<b>1,274 sq ft</b>	<b>118.4 sq m</b>

**TENURE**

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

**RATES**

The premises have been assessed for rating purposes as follows:

Rateable Value (2017)	<b>£67,500</b>
UBR (2022/2023)	<b>51.2p</b>
Rates Payable (2020/2021)	<b>£34,560</b>

Interested parties are advised to verify the above with the local authority.

**EPC**

An EPC is available on request.

**SERVICE CHARGE & INSURANCE**

The service charge for the current financial year is estimated at **£8,500**. The insurance is estimated at **£650**.

**LEGAL COSTS**

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

**RENT**

Subject to contract, rental offers are invited in the region of **£92,500** per annum exclusive of rates, service charge, VAT (if applicable) and all other outgoings.

**VIEWING**

All viewings through joint agents:

**Hanover Green Retail – 020 3130 6400**  
 Matthew Hyland – mhyland@hanovergreen.co.uk  
 Alice Grindrod – agrindrod@hanovergreen.co.uk  
 Tors Hayward – thayward@hanovergreen.co.uk

**Nash Bond – 020 7290 4555**  
 John Lyons – jlyons@nashbond.co.uk  
 Laurie Stokes – lstokes@nashbond.co.uk  
 Antonia Johns – ajohns@nashbond.co.uk

**Cushman & Wakefield – 020 7152 5017**  
 Duncan Gilliard – duncan.gilliard@cushwake.com  
 Freddie Steel – freddie.steel@cushwake.com  
 Megan Hutchinson – megan.hutchinson@cushwake.com



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