



## 51 Neal Street London

- Prime, flagship location
- 817 sq ft
- Excellent Footfall

### Prime lease Available

#### Location

Located in a prime position on Neal Street, close to Covent Garden tube station.

Knomo and Superga Shoes are adjacent to the unit. Other retailers in the immediate vicinity include Office Shoes, Speedo, Ellesse, Offspring, Vans and Schuh.

#### Description

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

#### Tenure

The unit is held on an existing 10 year lease, expiring 24th March 2023.

#### Rent

£93,500 per annum exclusive

#### Accommodation

Approximate net internal areas:

Ground Floor	392 sq ft	36.4 sq m
Basement	425 sq ft	39.4 sq m

**Total: 817 sq ft 75.8 sq m**

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

#### Business Rates

Rateable Value	£71,000
Rates Payable (19/20)	£37,204

Interested parties should make their own enquiries with City of Westminster Council.

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Viewing

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

#### Subject to contract

#### Hannah Mahoney – Griston

Hannahmahoney-griston@hdh.co.uk  
T 020 7462 9134  
M 07557 283 273



HARPER DENNIS HOBBS LIMITED (AND THEIR JOINT AGENTS WHERE APPLICABLE) THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT:

1. These properties are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
2. Harper Dennis Hobbs Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact representations and must satisfy themselves as to their accuracy;
3. No person in the employment of Harper Dennis Hobbs Limited has the authority to make or give any representation or warranty whatever in relation to this property; Harper Dennis Hobbs Limited will not be liable in negligence or otherwise for any loss arising from the use of these particulars.