

**PRIME SOHO WHOLE BUILDING RESTAURANT &
SUBSTANTIAL UPPER PARTS UNIT TO LET**

SHELLEY SANDZER

Since 1983

4-6 OLD COMPTON STREET, LONDON W1D 4TA



LOCATION

Location - The subject property is located on the north side of Old Compton Street close to its junction with Charing Cross Road. The area is very popular with Soho regulars and tourists visiting the numerous local attractions, cinemas and theatres.

Charing Cross, Tottenham Court Road and Leicester Square Underground Stations are located a short walking distance away.

ACCOMMODATION

The property is arranged as a restaurant over basement & ground floors formerly trading as Melanie Italian Restaurant. Substantial accommodation is also available arranged over 3 upper levels which have been used as individual letting rooms.

GROUND FLOOR 1,362 sq ft
BASEMENT 455 sq ft
TOTAL 1,817 sq ft

FIRST FLOOR Residential letting rooms
SECOND FLOOR Residential letting rooms
THIRD FLOOR Residential letting rooms
(7 rooms/11 beds in total)

LEASE

A new Full Repairing and Insuring lease is available for the whole building for a term to be agreed.

RENT

Offers are invited in the region of £200,000 pa, subject to contract.

HANDOVER CONDITION:

The property will be handed over in its existing condition.

EPC

Available upon request

RATES

We have been informed by Westminster city council of the following:
Rateable Value: £115,913
Rates Payable: £59,347
Interested parties to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Tony Levine
Tony@shelleysandzer.co.uk
020 7580 3366 / 07828 582 573

Nick Weir
Nick@shelleysandzer.co.uk
020 7580 3366 / 07930 408 271
www.shelleysandzer.co.uk

**PRIME SOHO WHOLE BUILDING RESTAURANT &
SUBSTANTIAL UPPER PARTS UNIT TO LET**

4-6 OLD COMPTON STREET, LONDON W1D 4TA

**SHELLEY
SANDZER**

Since 1983

