



Lease Assignment

52 Wells Street, Fitzrovia, W1T 3PR



HAY HILL
— Leisure —

HAY HILL
L E I S U R E

Fully Fitted, A4 (Drinking Establishment) for sale
To request a viewing please call:
Michael Macpherson MRICS on 07821 130 877

Berkeley House
15 Hay Hill
London
W14 9HG

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Location

The property is in the heart of Noho, within a moment's walk of the numerous trendy cafés and restaurants that service this vibrant location. Oxford Circus underground station is within easy walking distance

Lease Terms

Term: Available by way of an assignment of the existing lease expiring on 13.02.2034 (within the L&T Act 1954)

Rent: £70,000 per annum (passing)

Rates Payable: c.£35,000 (payable from 1st April 2021)

Service Charge: NA

Next Rent Review Date: 13.02.2024

Premises License: Mon-Sat: 12am, Sun: 11:30pm

Premium: Offers invited

Floor Area: Ground floor: 1,272 sq. ft. & Basement: 1,564 sq. ft.

Total: 2,836 sq. ft.



Contact Us:

Hay Hill Property Services Ltd
Berkeley House
15 Hay Hill
London
W14 9HG

Michael Macpherson MRICS

Director

07821 130 877

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Disclaimer : These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.