

Assignment or Sublease Available

LOCATION

The property occupies an extremely prominent location on Wellington Street in the heart of the office district, with good connectivity to the city centre retail/leisure core, Wellington Place and the surrounding new build residential developments. The premises are well fitted, benefiting from an extensive facade with a secondary frontage/customer entrance off the glazed atrium of Central Square.

Surrounding occupiers include **Caffe Nero, Greggs, Tesco, The Whitehall Restaurant, Mans Market, TRIB3 Gym** and **The Good Luck Club**.

ACCOMMODATION

The well fitted property is arranged over ground floor only, providing the following approximate floor areas:

	Sq ft	Sq m
Ground Sales	3,300	306.6
Ground Staff	400	37.2
Ground Storage	800	74.3
TOTAL	4,500 SQ FT	418.1 SQ M

TENURE

The premises are held on an effectively Full Repairing and Insuring Lease inside the Landlord and Tenant Act 1954 for a term expiring 20 September 2031, subject to a final rent review effective 21 September 2026.

RENT

£130,000 per annum



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SERVICE CHARGE

£22,776 per annum

RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £63,500
UBR Rate (2026/2027): 0.43p
Rates Payable: £37,305 per annum

(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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Important Notice

Savills and their clients give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

AML

In order to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, we require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.

June 2025

