

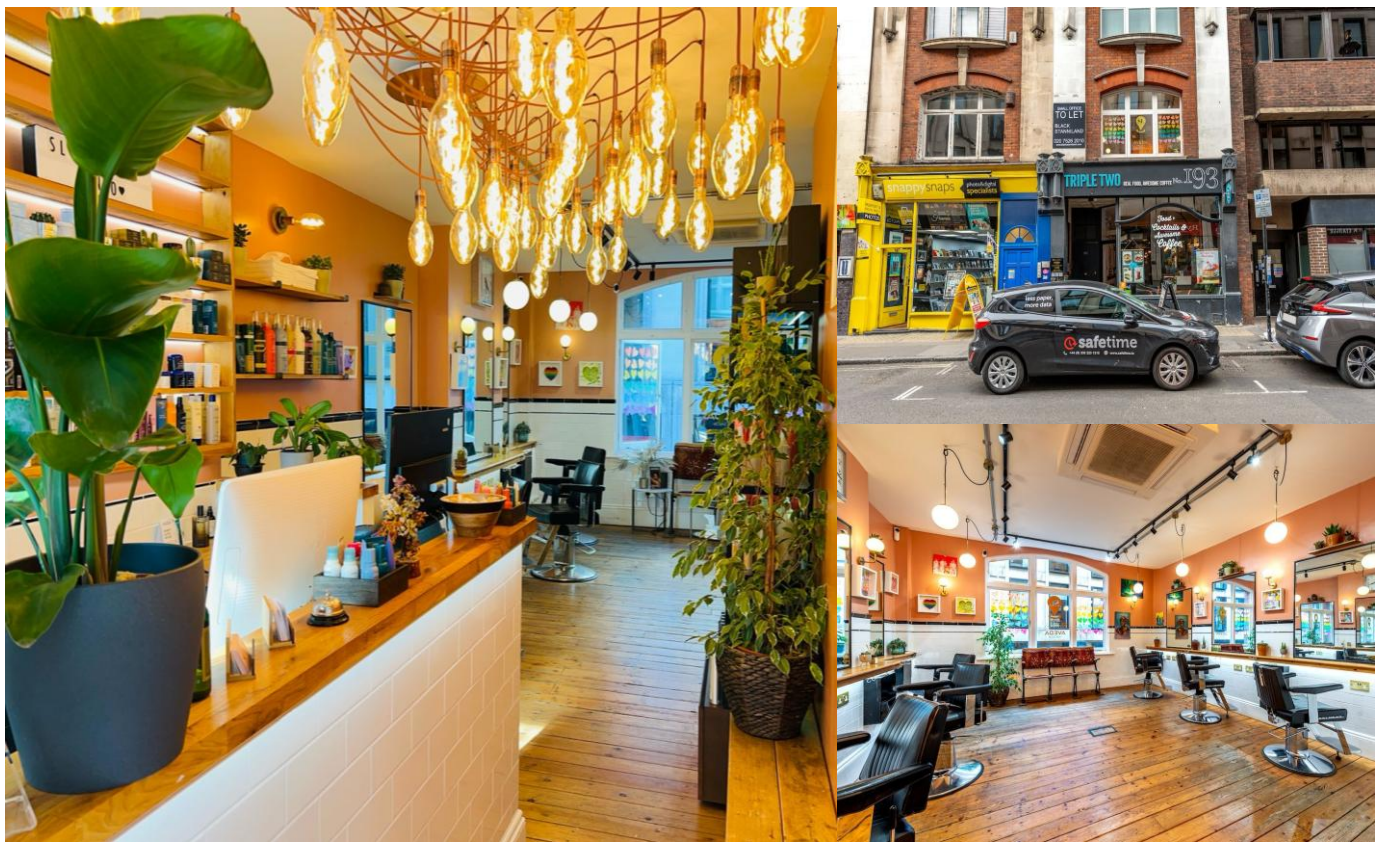


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COMMERCIAL PROPERTY CONSULTANTS

Tel: 07946 846 745

SOHO HAIR SALON
LEASE FOR SALE DUE TO RELOCATION
PERFECT FOR AN ENTREPRENEURIAL STYLIST
FIRST FLOOR, 193 WARDOUR STREET, LONDON, W1F 8ZF



LOCATION: SET IN THE HEART OF SOHO, ONE OF LONDON'S MOST VIBRANT AND CREATIVE DISTRICTS, THIS BEAUTIFULLY PRESENTED SALON OCCUPIES A PRIME POSITION ON THE EAST SIDE OF WARDOUR STREET. WARDOUR STREET CONNECTS OXFORD STREET TO SHAFTESBURY AVENUE AND ENJOYS CONSTANT FOOTFALL FROM SHOPPERS, TOURISTS, AND THE LOCAL BUSINESS COMMUNITY.

THE PROPERTY BENEFITS FROM EXCELLENT TRANSPORT LINKS WITH TOTTENHAM COURT ROAD (ELIZABETH & NORTHERN LINES) AND OXFORD CIRCUS (CENTRAL, VICTORIA & BAKERLOO LINES) STATIONS BOTH WITHIN EASY WALKING DISTANCE.

NEARBY OCCUPIERS INCLUDE SAMSUNG, TRIPLE TWO COFFEE, SNAPPY SNAPS, CHIK'N, MUBI, AND THE SOHO HOTEL — ALL CONTRIBUTING TO THE AREA'S LIVELY MIX OF INDEPENDENT RETAIL, HOSPITALITY, AND MEDIA BUSINESSES.

MISREPRESENTATIONS ACT 1967. This information is provided as a general guide and is not intended to be constructed as a statement of fact upon which interested parties can rely. All interested parties should make their enquiries by inspection or otherwise. Neither JL Property nor any person in our employ has the authority to make, give or imply any representation or warranty whatsoever relating to the premises referred to in these particulars. These details do not constitute any offer, contract or any part thereof and all negotiations relating to these premises should be conducted through JL Property. JL Property is the trading name for JSL Commercial Ltd.



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DESCRIPTION: THE PROPERTY COMPRISES A STYLISH FIRST-FLOOR SALON WITHIN AN ATTRACTIVE PERIOD BUILDING, TASTEFULLY DESIGNED WITH HIGH CEILINGS, TIMBER FLOORING, AND GENEROUS NATURAL LIGHT THROUGH TALL SASH WINDOWS OVERLOOKING WARDOUR STREET.

CURRENTLY FITTED TO A HIGH SALON SPECIFICATION, THE SPACE INCLUDES:

- SPACIOUS OPEN-PLAN STYLING AREA
- MULTIPLE WORKSTATIONS
- RECEPTION AND WAITING AREA
- TWIN BACKWASH BASINS
- KITCHENETTE
- WC (DEMISED SEPARATELY, OPPOSITE THE ENTRANCE)

THE SALON BENEFITS FROM A REAR, SELF-CONTAINED OFFICE AND BENEFITS FROM USE OVER THE QUIET ROOF TERRACE.

THIS IS AN OPPORTUNITY TO TAKE OVER A BEAUTIFULLY FINISHED SALON, READY FOR IMMEDIATE OCCUPATION, IN A PRIME SOHO LOCATION WITH QUALITY FIXTURES AND FITTINGS INCLUDED.



ACCOMMODATION: APPROXIMATE FLOOR AREAS:

MAIN SALON AREA: APPROX. 366 SQ.FT. (APPROX. 34 SQ.M) + WC

REAR OFFICE / TREATMENT ROOM: APPROX. 181 SQ.FT. (16.9 SQ.M)

TOTAL: 547 SQ.FT. (50.9 SQ.FT.)

(MEASUREMENTS PROVIDED FOR GUIDANCE ONLY.)

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AMENITIES:

- PRIME WARDOUR STREET LOCATION
- EXCELLENT TRANSPORT LINKS
- FIRST-FLOOR POSITION WITH PERIOD SASH WINDOWS
- QUALITY SALON FIT-OUT WITH MULTIPLE STYLING STATIONS
- TWIN BACKWASH BASINS
- KITCHENETTE / STAFF AREA
- DEMISED WC (OPPOSITE ENTRANCE)
- STRONG LOCAL FOOTFALL, OFFICE AND RESIDENTIAL CLIENTELE
- SUCCESSFULLY TRADED AS HAIR SALONS IN THIS UNIT FOR NEARLY 10 YEARS
- FANTASTIC 'STARTER' SALON FOR ENTREPRENEURIAL STYLISTS LOOKING TO SETUP

USE: CLASS E (HAIR SALON)

TENURE:

LEASE: GRANTED 19TH JULY 2022 FOR A TERM OF 10 YEARS, EXPIRING 18TH JULY 2032.

RENT REVIEW: 18TH JULY 2027.

TERMS: ASSIGNMENT OF THE EXISTING LEASE OR A NEW LEASE FROM THE FREEHOLDER, BY ARRANGEMENT.

PASSING RENT: £32,500 PER ANNUM EXCLUSIVE OF OUTGOINGS.

PREMIUM: OFFERS SOUGHT FOR THE BENEFIT OF THE EXCEPTIONAL FITOUT INCLUDING FIXTURES AND FITTINGS (GOODWILL WILL NOT FORM PART OF THE SALE).

RATEABLE VALUE:

SALON (FRONT): £19,500 PER ANNUM

OFFICE (REAR): £10,000 PER ANNUM

RATES PAYABLE: ASSUMING THE ASSESSMENT REMAINS SEPARATE, RATES PAYABLE SHOULD REMAIN NIL. INTERESTED PARTIES MUST MAKE THEIR OWN ENQUIRIES.

EPC: AVAILABLE ON REQUEST.

LEGAL COSTS: EACH PARTY TO BEAR THEIR OWN INCURRED.

VIEWINGS: WHILST STAFF ARE AWARE THAT THE PROPERTY IS BEING MARKETED DUE TO RELOCATION, CLIENTS CONTINUE TO BE SEEN AT THE SALON. VIEWINGS ARE THEREFORE **BY PRIOR APPOINTMENT ONLY** THROUGH THE SOLE AGENT:

JL PROPERTY

JAMES LIGHTSTONE

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