



21 Great Windmill Street, Soho, London, W1D 7LB

Location

Located on a famous and authentic street in Soho, the property ownership is still disparate and full of character. Nearby occupiers of note include, Bocca Di Lupo, Blacklock, Cricket, Kiln, Firmdale’s Ham Yard Hotel and numerous other Soho institutions. For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises occupy a brick built period building in line on Great Windmill Street. The building will be comprehensively refurbished and offered partly fitted with brand new HVAC and Extraction System. We anticipate delivering the following gross internal area:

Ground Floor	48 sq m	516 sq ft
Basement	54 sq m	581 sq ft
First Floor	39 sq m	420 sq ft
Total	141 sq m	1,517 sq ft

Tenure

The premises will be available by way of a new FRI lease on terms to be agreed.

Rent

Rental offers in excess of £90,000 will be considered.

Planning

The premises benefits from full planning permission.

Please review the Westminster Planning Portal for full conditions. [Westminster Planning Portal](#)

Licensing

A premises licence allowing alcohol to be served with food has been protected. A copy can be found here: [Westminster Licensing Register](#)

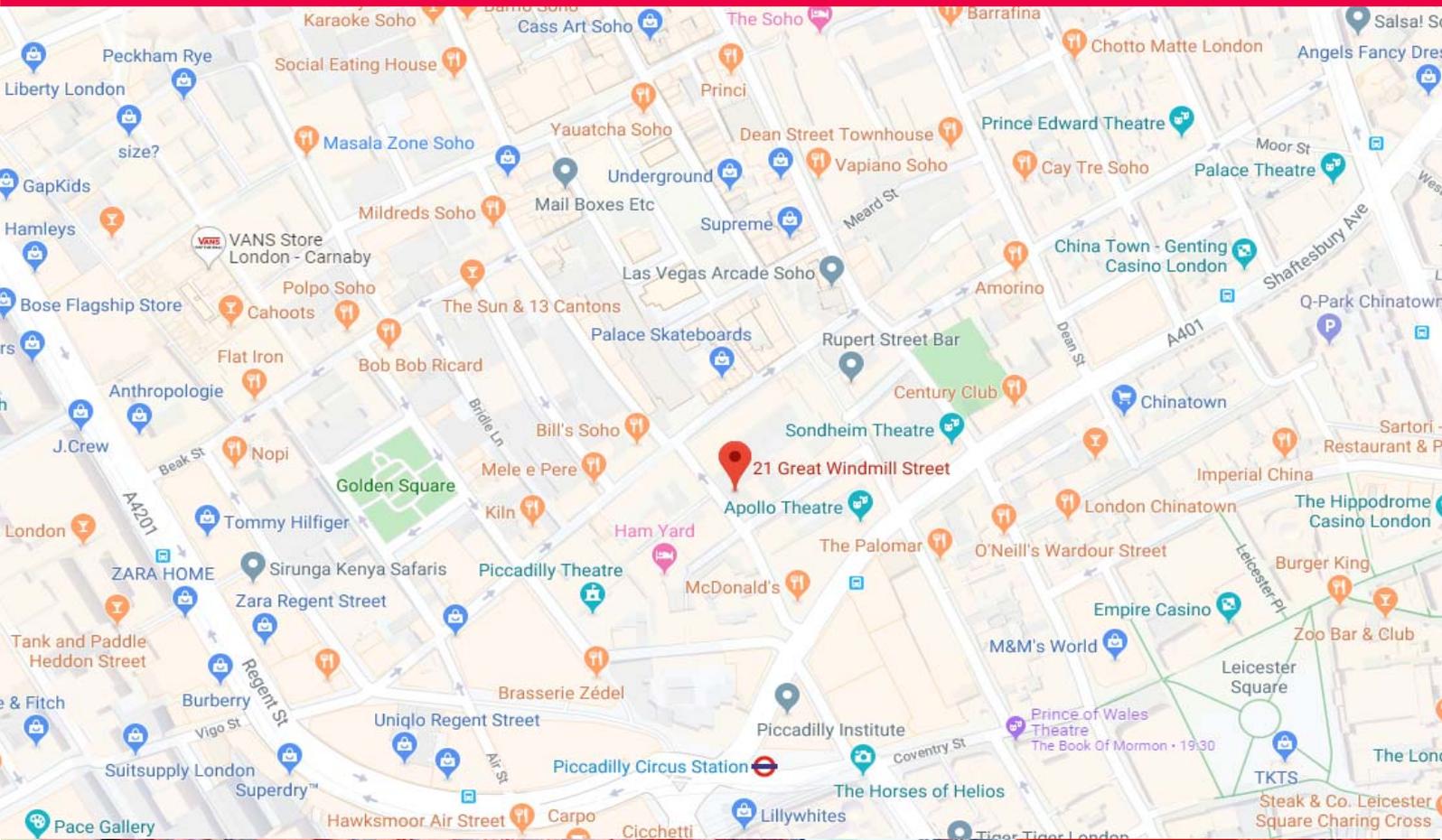
Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: dcl.co.uk

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