



FOR RENT

Upper Floor, 11 St. George Street, London, Greater London, W1S 2FD

£ 34,000 - 64,000 Per Annum

700 - 1,200 Sq Ft (65.03 - 111.48 Sq M)

- ✓ Suitable for Art Gallery, Antique Dealer
- ✓ Upper Floor Accommodation
- ✓ Open Plan Suite
- ✓ Underground Stations Nearby

Situation

The building is located on St. George Street, opposite St. George's Church, just to the South of its junction with Maddox Street. Bond Street (Elizabeth Line) is 2 minutes walk with Oxford Circus, Bond Street and Green Park (Piccadilly and Victoria Lines) underground stations all nearby.

Next door to Sothely's and close to Bonham's and Charities, this showroom would be an excellent studio for art or antiques.

The accommodation is an upper floor, open plan suite/showroom with a separate office.

The showroom faces easterly which offers excellent sunlight, original and restored English oak floors and built-in storage cupboards.

This opportunity has arisen with the existing tenant relocating to another part of the building.

The primary opportunity is for one entire upper floor but there is an option for additional space on a second floor;

Description

The building is located on St. George Street, opposite St. George's Church.

Accommodation

Area	Sq M	Sq Ft
TOTAL	111.48	1,200

Terms

Available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

Rent

The property is assessed at the following rateable values (RV) in the 2023 Ratings List:

700 sq. ft £28,750

500 sq. ft £24,250

1,200 sq. ft £53,000

Business rates payable at the 2023/2024 small business multiplier of 49.1%:

700 sq. ft £14,116

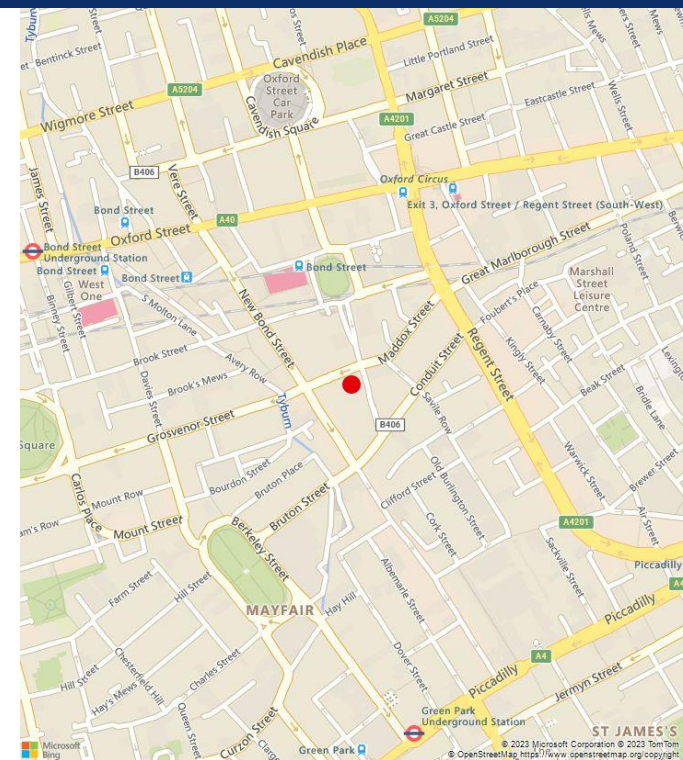
500 sq. ft £12,100

EPC

The EPC Rating is C (Score 75)

Legal Costs

Each party to be responsible for their own legal costs.



Surveyor / Inspection

Rod Welfare

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Fifield Glyn

We're here to help, please contact us via the details below



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