



Elliott House, 28a Devonshire Street, London W1G 6PS

**“HEART OF SOHO/WEST END”
WITH EXCELLENT PASSING TRADE**

**SMALL SHOP/KIOSK TO LET
33 GREEK STREET
LONDON W1**

Location

The property is prominently located close to Cambridge Circus on the west side of Greek Street near its junction with Shaftesbury Avenue and opposite the Palace Theatre. The unit is adjacent to Genting Casino and Viet Pho Noodle Bar with other nearby occupiers including The Bank of China, The Curzon Cinema and Kettners Restaurant with excellent potential for 24/7 trade.

Accommodation

The property comprises the following approximate dimensions and floor areas:-

WCs
Net Frontage 10q1+ (3.07m)
Ground Floor 175 sq.ft. (14.86m²)
(Sales)

Lease

The premises are available by way of a new effectively full repairing and insuring lease, subject to rent review in the 5th year, for a term to be agreed.

Rent

£29,500 per annum exclusive of any service charge, rates and VAT (if applicable).

EPC

Available on request

Contact

Jonathan Green, White Druce & Brown, **020 7467 5997**
Email: jonathangreen@whitedrucebrown.com

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212