



Photo of Royal Opera Arcade



3 ROYAL OPERA ARCADE

London SW1

Approx occupation Summer 2017

LOCATION

The property is located in the Royal Opera Arcade which is the oldest existing shopping arcade completed in 1815-1818. Designed by John Nash, the prolific Regency architect also responsible for buildings such as Buckingham Palace, Marble Arch and The Brighton Pavillion, The Royal Opera Arcade was built on the west side of The Royal Opera House, now the site of Her Majesty's Theatre.

Nearby development to the immediate north will accommodate occupiers including Jigsaw, Smeg, Aspinall of London, Assos and Duck and Waffle amongst others.

Notable occupiers within Royal Opera Arcade include Stephen Wiltshire Gallery and Pall Mall Fine Wines.

DESCRIPTION

The property is arranged approximately as follows:

Ground Floor	11.7 sq m	127 sq ft
Basement	11.9 sq m	129 sq ft
First Floor	11.5 sq m	124 sq ft

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Please note the lease will be subject to Landlord break options from September 2018 and rolling thereafter on 3 months' notice for redevelopment purposes.

RENTAL

Offers in the region of £30,000 per annum exclusive

RATES

Rateable Value (2017)	£14,250
UBR (2017/18)	47.9p
Rates Payable	TBC

Note small business allowances may be applicable.

SERVICE CHARGE

A service charge is payable, further details available on request.

VIEWING

Strictly via the sole agents:-

Beth Brading
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