



JEREMY JAMES

UPPER WIMPOLE STREET, LONDON W1.



RENT
£47,500 per annum

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DESCRIPTION

This ground floor suite provides generous accommodation:-

Front Room 1 (c. 438 sq.ft.)

Middle Room 2 (c. 277 sq.ft.)

Rear Room 3 (c. 170 sq.ft.)

Staff kitchenette

Shower / wc

The suite is offered in good condition and depending on use, would not require any refurbishment.

AMENITIES

Entire self contained Ground Floor Suite

2 Licences

Newly decorated

Well managed house

Available December 2008



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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