

TO LET

PRIME RETAIL/SHOWROOM FITZROVIA PREMISES

51 EASTCASTLE STREET, FITZROVIA, LONDON W1W 8EB
2,710 SQ. FT.

SUITABLE FOR D1-D2 USES SUBJECT TO PP



LOCATION

The property is located on the south side of Eastcastle Street close to the junction with Great Titchfield Street and the popular restaurants of Market Place. Transport links are excellent with Oxford Circus (Central, Bakerloo & Victoria lines), Goodge Street (Northern line) and Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) all within walking distance of the property.

GOOGLE MAPS - [LINK](#)

DESCRIPTION

This self-contained ground and lower ground floor premises benefits from high ceilings, roller shutter, good window frontage and good footfall.

AMENITIES

- Window Frontage
- High Footfall location
- Floor to Ceiling Height
- Roller Shutter
- Good Ancillary Space

FLOOR AREAS

| Floor | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 176.23 | 1,897 |
| Lower Ground | 75.52 | 813 |
| Total | 251.75 | 2,710 |

DIMENSIONS

Shop frontage: 3.8m

Max. Height: 4.18

Min. Height: 3.78

Max Internal Width: 7.54m

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC - Available on request.

LEASE

Assignment of the current lease expiring on 11th April 2023 at a passing rent of £120,000 pa exclusive subject to a rent review on 12 April 2018. The lease is contracted outside the provisions of the Landlord & Tenant Act.

SERVICE CHARGE

To be confirmed.

POSSESSION

Upon completion of legal formalities.

BUSINESS RATES

Local Authority: Westminster

Current rateable value: £137,000

Interested parties are advised to make their own enquires

VIEWINGS:

Strictly through Robert Irving Burns.

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