

**TO LET – GROUND & LOWER GROUND FLOOR PREMISES
IN THE HEART OF FITZROVIA**

SUITABLE FOR NEW BUSINESS CLASS E
(RETAIL, OFFICES, CLINICS, LEISURE ETC.)

Cooking extraction is not permissible.

78 GREAT TITCHFIELD STREET, FITZROVIA, LONDON W1W 7QS

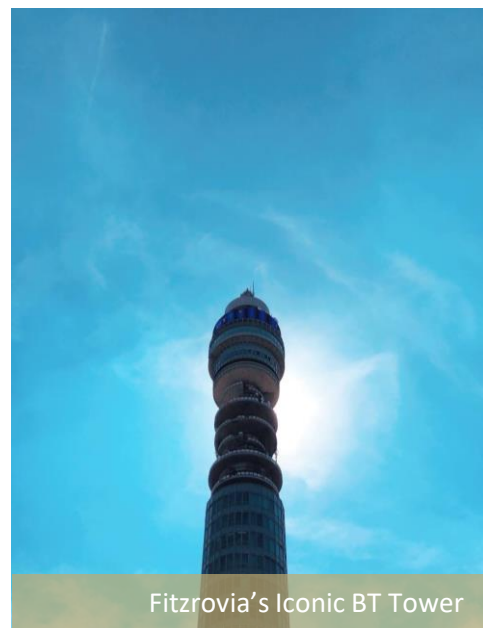
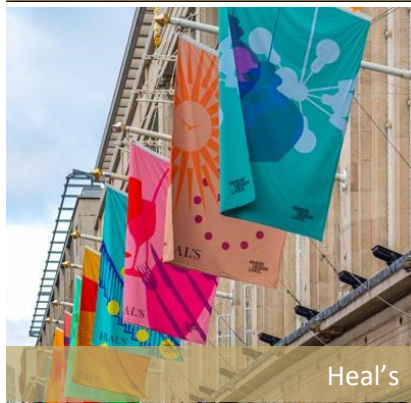


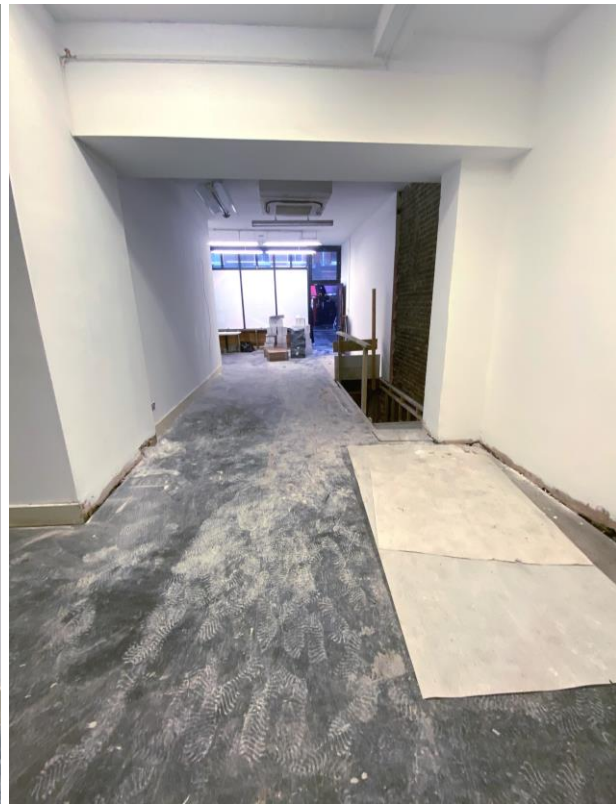
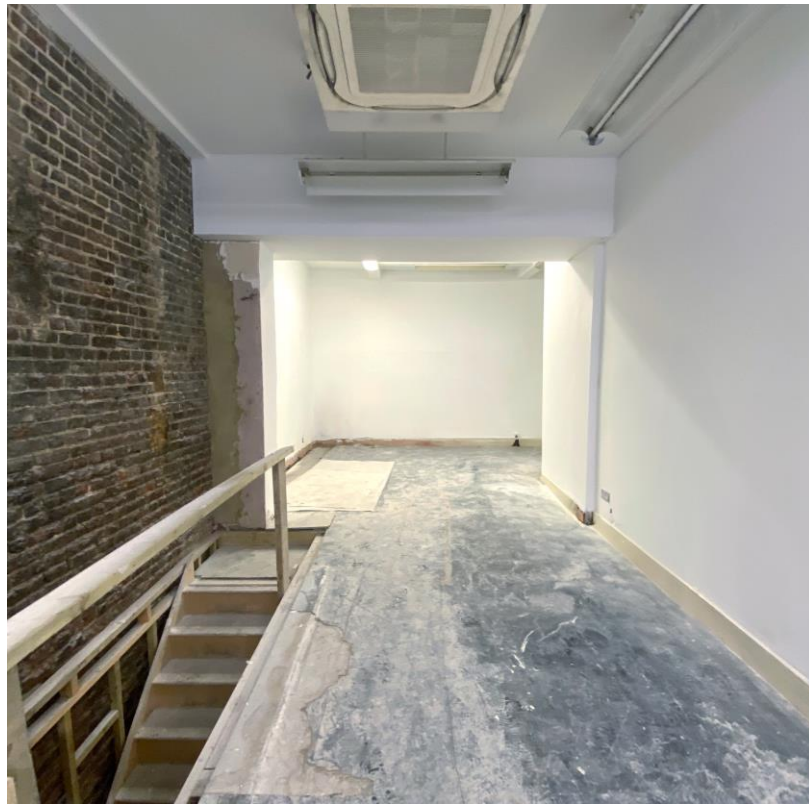
1,428 SQ. FT. (132.67 SQ. M.)

Unit Presented In Shell & Core Condition

LOCATION (GOOGLE MAPS) [LINK](#)

Located in the heart of Fitzrovia, 78 Great Titchfield Street is surrounded by a wide array of café's, eateries and public houses, such as Riding House Café, Berners Tavern, Meraki and Heal's to name a few all along the same pitch. Fitzrovia is considered one of London's most fashionable and popular locations for the media, entertainment and restaurant sectors. The property benefits from excellent connections with Oxford Circus (0.3 miles), Goodge Street (0.3 miles) and Tottenham Court Road (0.5 miles) underground stations all being in close proximity.

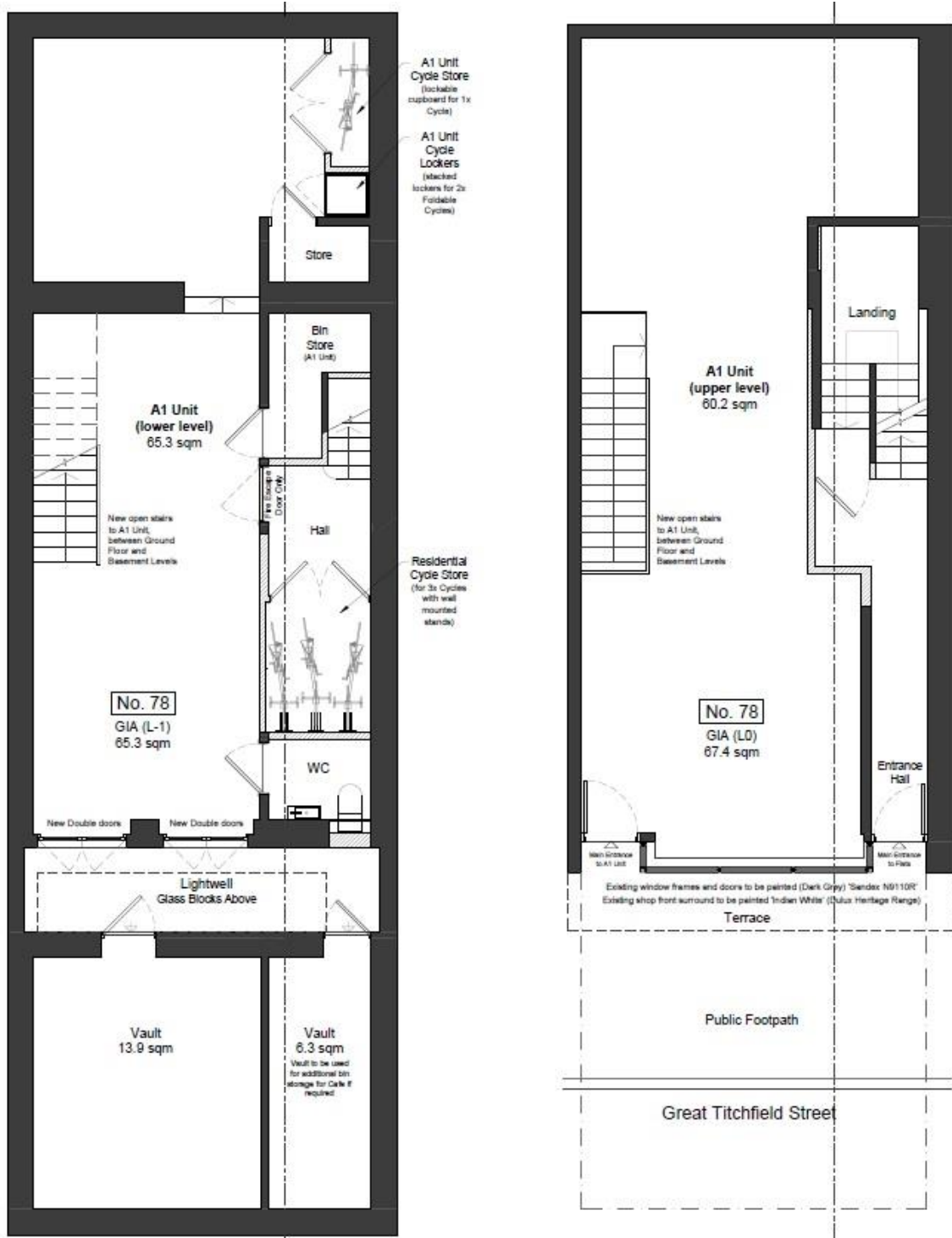




FLOOR PLAN

NOT TO SCALE

Scaled plans are available upon request.



DESCRIPTION

The premises is arranged over the ground and lower ground floor benefiting from excellent frontage along Great Titchfield Street. The premises is in shell and core condition, ready for incoming tenant’s fitout.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

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

EPC

Available upon request.

FINANCIALS

Area	Fitzrovia
Ground Floor	725
Lower Ground Floor	703
Size (sq. ft.)	1,428
Quoting Rent (p.a.) exc	£52,000*
Rates Payable (p.a.)	£16,093
Service Charge (p.a.)	£TBC
Estimated Occupancy Cost (p. a.)	£68,093

*Year 1 rent £52,000 Per annum Exclusive
 Year 2 rent onwards Landlord seeking circa £70,000 per annum Exclusive

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



VIEWINGS:

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