



57 GREAT TITCHFIELD STREET

R I B

ROBERT IRVING BURNS



# TO LET

**GROUND & LOWER GROUND FLOOR  
PREMISES IN THE HEART OF  
FITZROVIA**

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

# LOCATION

Located in the heart of Fitzrovia, 57 Great Titchfield Street is surrounded by a wide array of café's, eateries and public houses, such as Little Portland Café, Crosstown Fitzrovia, The Social and Black Sheep Coffee to name a few.

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 (0.2 miles), Goodge Street (0.35 miles) and Tottenham Court Road (0.45 miles) underground stations all being in close proximity.

BLACK SHEEP COFFEE



CROSTOWN



LITTLE PORTLAND CAFE



THE SOCIAL



EL & N



KAFFEINE



TAP COFFEE



MY PLACE



ITALIA UNO



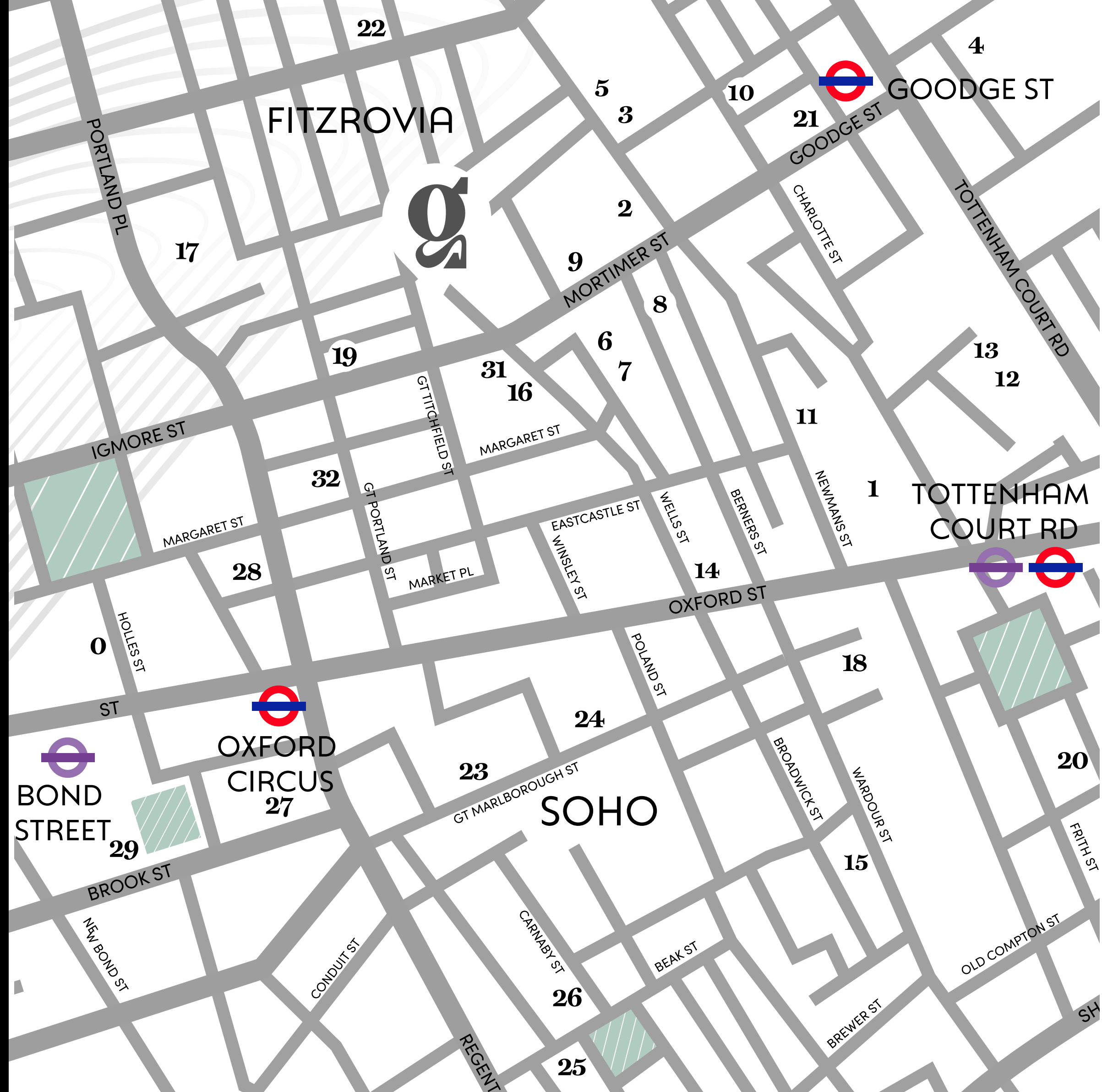
HARRISON AND HOOLE



BABKA CAFE

# NEIGHBOURHOOD

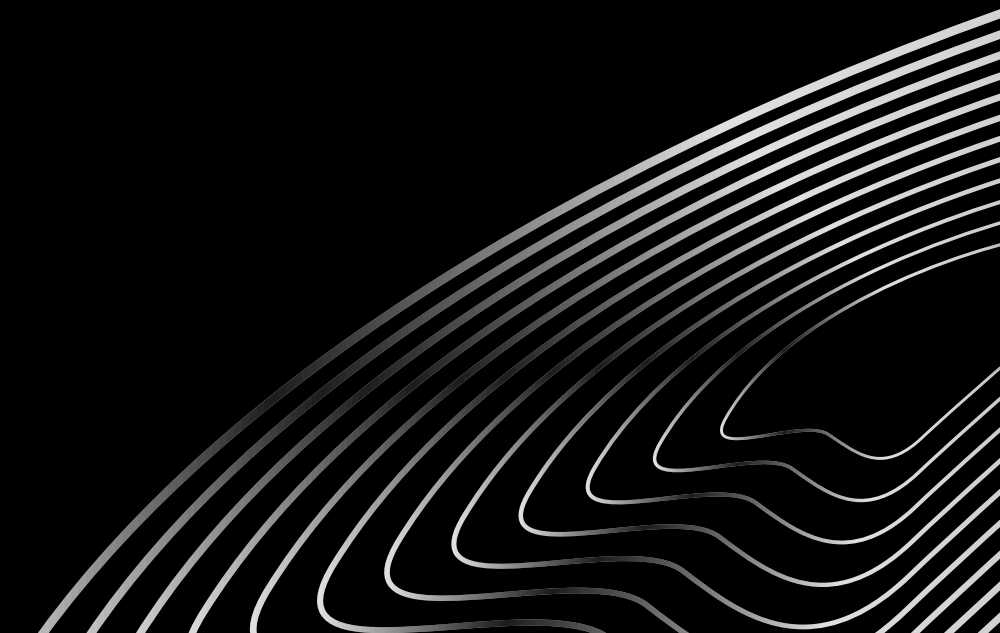
- |                         |   |
|-------------------------|---|
| 1. Facebook             | 17. BBC                                       |
| 2. Estée Lauder         | 18. Coal London                               |
| 3. Take-two Interactive | 19. Next 15                                   |
| 4. G Research           | 20. GC Advertising                            |
| 5. Make Architects      | 21. Wingfield PR                              |
| 6. Adyen                | 22. British Olympic Association               |
| 7. Motorway.co.uk       | 23. Diago                                     |
| 8. Netflix              | 24. Sony                                      |
| 9. Bakkavor             | 25. Roxor                                     |
| 10. Revcap              | 26. M+C Saatchi                               |
| 11. Buro Happold        | 27. Apple                                     |
| 12. Freuds              | 28. Savills                                   |
| 13. Fremantle           | 29. KKR                                       |
| 14. Gamesys             | 30. Reiss                                     |
| 15. Technicolour        | 31. Brown Forman                              |
| 16. New Look            | 32. David Beckham Ventures & Authentic London |





## DESCRIPTION

The premises is arranged over the ground and lower ground floor with superb exposed brick walls and good window frontage. Currently operating as a photographic studio, the premises lends itself to a host of creative occupiers or those falling within new business class E. The demise benefits from Timber Flooring Throughout, AC (Ground Floor - Not Tested), WC (Lower Ground Floor), Perimeter Sockets and spot lighting.





## SPECIFICATIONS



Exposed Brick Walls



High Ceilings (Ground Floor)



AC (Ground Floor - Not Tested)



WC (Lower Ground Floor)



Timber Flooring Throughout



Spot Lighting



Good Window Frontage

# FINANCIALS

Size SQ.FT.	1,292
Quoting Rent PA	£75,000
Estimated Rates Payable PA	£18,436
Service Charge PA	TBC
Estimated Occupancy Cost excl. PA	£93,436

## 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 of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## FLOOR PLANS

Scaled floor plans available on request.

## VAT

TBC

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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## CONTACT US

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RIB

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