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# FITZROVIA

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14 RATHBONE PLACE W1



NEW LEASE AVAILABLE

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## LOCATION

Rathbone Place is located just north of Oxford Street close to the new Dean Street Crossrail station which interlinks with Charlotte Street to the north. The subject premises are located on the eastern side of the street directly opposite Rathbone Square where Facebook occupy 240,000 sq ft and there are 142 luxury apartments.

Nearby occupiers include Lavelle Bike & Bean, Circolo Popolare, White Pine, Pret a Manger, East Street Thai, Liquorette, Rook & Raven, Aperture, Crosstown Doughnuts, Adam Grooming Atelier and Joe & The Juice amongst others.

## ACCOMMODATION

The shop is arranged on ground floor only providing the following approximate net internal dimensions and floor areas:

Internal width (max)	19 ft 6 ins	5.94 m
Ground Floor Sales	1,203 sq ft	111.76 sq m
Ground Floor Ancillary	78 sq ft	7.25 sq m

There is the potential to bolt on some additional basement space which extends to approx. 903 sq ft (83.89 sq m).

## LEASE

The property is available by way of a new FRI lease for a term to be agreed subject to upward only reviews every 5 years. The lease is to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

The quoting rent is £47,500 per annum exclusive.

## USE

We understand the premises have most recently been occupied by an AI use however interested parties should make their own enquiries with Westminster BC Planning Department. Consideration will be given to other uses within Class E.

## RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value      £45,250

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.vo.gov.uk](http://www.vo.gov.uk).

## EPC

An EPC can be made available on request.

## VIEWING

Viewings are strictly by prior appointment via the joint agents:

**Fergus Emmerson**  
020 7183 0588  
fe@bcretail.co.uk

**Nick Furlong**      3rd Floor  
020 7183 0584      16 Ingestre Place  
nf@bcretail.co.uk      London W1F 0JJ

[www.bcretail.co.uk](http://www.bcretail.co.uk)

Or HMC London (Peter Hutchinson)  
020 7297 9665



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