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# FITZROVIA

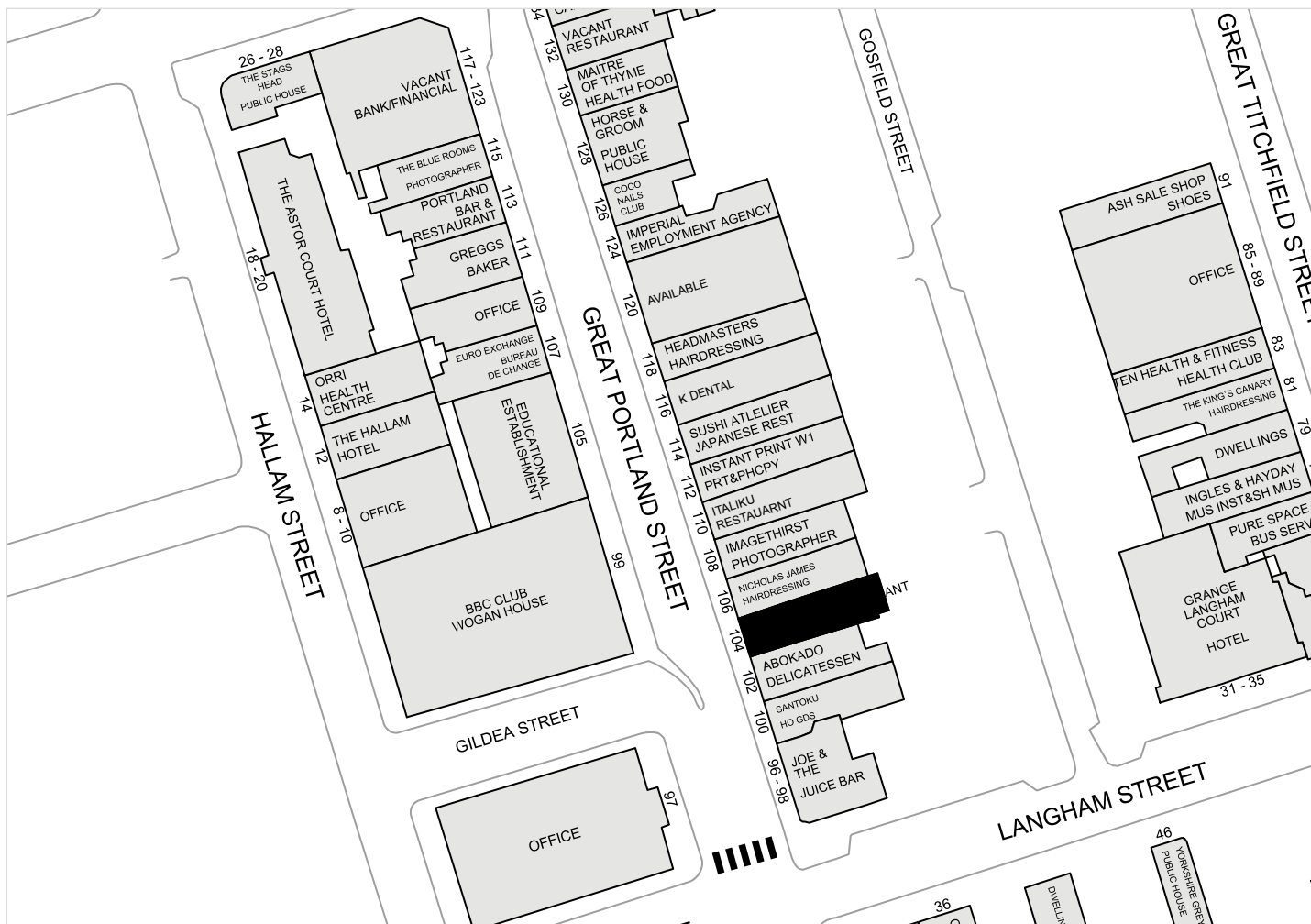
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104 GREAT PORTLAND STREET W1



FITTED RESTAURANT  
NEW LEASE AVAILABLE

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## LOCATION

Located in the heart of Fitzrovia on the eastern side Great Portland Street between Langham Street and New Cavendish Street in close proximity to BBC Broadcasting House. Occupiers in the nearby vicinity include **Joe & the Juice, Itaku, Sushi Atelier, Portland Restaurant, Pret a Manger, Boots the Chemist, the Whiskey Exchange** and **Headmasters** amongst others.

## ACCOMMODATION

The premises are arranged on ground floor and basement levels providing the following approximate net internal floor areas:

Ground floor	1,010 sq ft	93.83 sq m
Basement	1,090 sq ft	101.26 sq m
Vaults	150 sq ft	13.94 sq m
<b>Total</b>	<b>2,250 sq ft</b>	<b>209.03 sq m</b>

Floor plans are available on request.

## TENURE

Subject to vacant possession, the shop is available by way of a new FRI lease for a term of years to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

## RENT

On application.

## USE

The premises benefit from Class E use and extract to roof level. Interested parties are advised to make their own enquiries to The City of Westminster Borough Planning Department.

## RATES

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

Rateable Value                      £101,000

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 sole retained agents:

**Ted Parr**  
020 7183 0589  
[tp@bcretail.co.uk](mailto:tp@bcretail.co.uk)

**Nick Furlong**  
020 7183 0584  
[nf@bcretail.co.uk](mailto:nf@bcretail.co.uk)

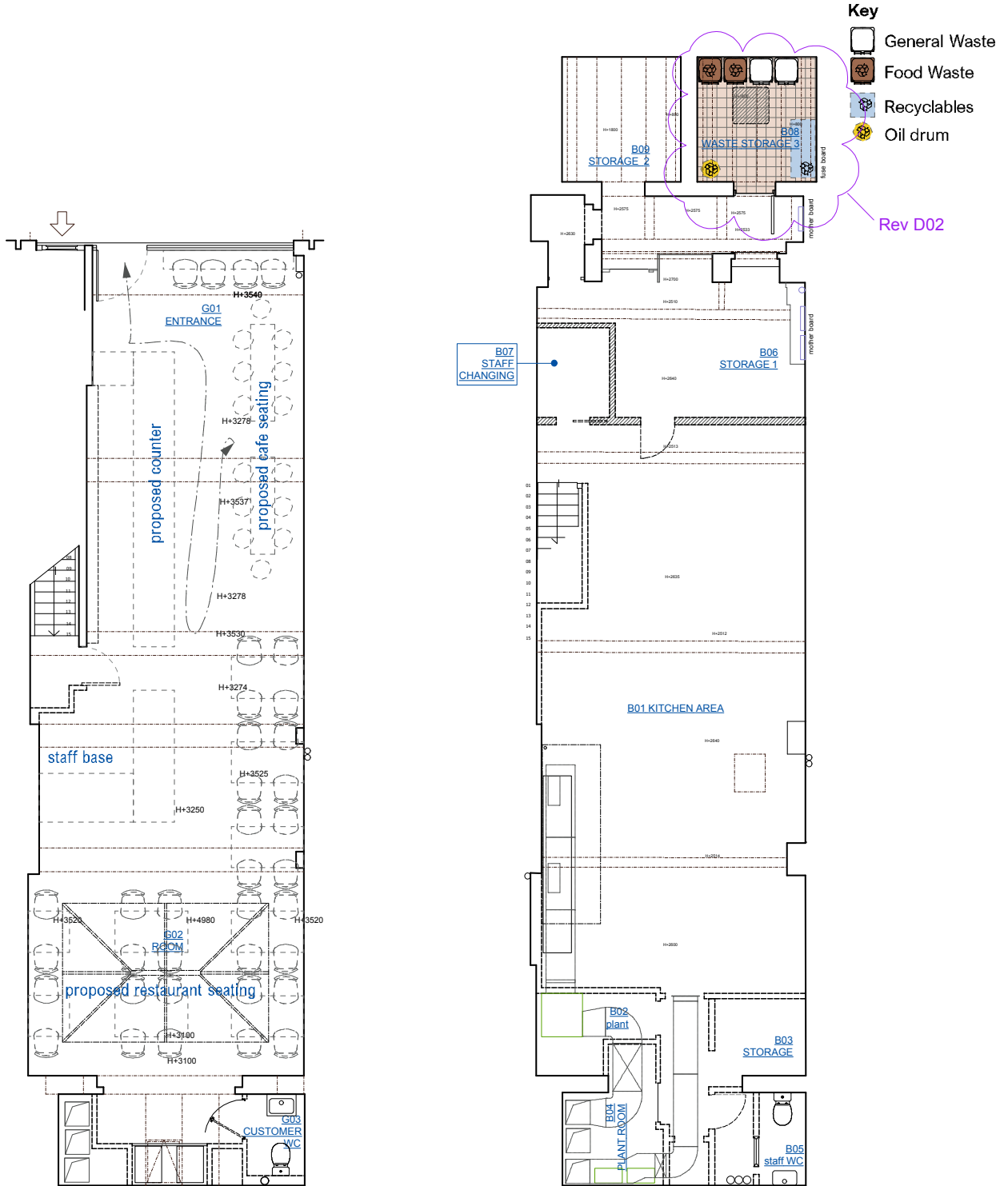


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[www.bcretail.co.uk](http://www.bcretail.co.uk)

# GROUND FLOOR

# BASEMENT



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.