
FITZROVIA

46 MORTIMER STREET



SHOP TO LET
NEW LEASE



LOCATION

Located in the heart of Fitzrovia at the intersection of Mortimer Street and Great Titchfield Street. The area is busy with a healthy mix of residents, workers and visitors. The Fitzrovia Neighbourhood Association estimates the area has 8,000 residents with over 50,000 workers coming into the area each weekday. The immediate area is known for its wide variety of shops, restaurants, cafes and galleries where occupiers include **The Riding House Café, Kaffeine, Workshop Coffee, Pali Hill, Homeslice, Psycle, Velorution, Arpeture, Clutch Café, The Social, The Scandinavian Kitchen, Alice Black, Workplace Gallery** and **Edel Assanti** amongst others.

ACCOMMODATION

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

| | | |
|---------------|------------------|----------------|
| Frontage: | 12 ft 6 in | 3.80 m |
| Ground Floor: | 531 sq ft | 49.33 m |
| Basement: | 368 sq ft | 34.18 m |
| Total: | 899 sq ft | 83.51 m |

TENURE

The shop is available on a new lease basis for a term of 5 years. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Rental offers are invited in excess of £48,500 per annum exclusive.

USE

The premises benefit from Class E use. 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 £43,750

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong

020 7183 0584

nf@bcretail.co.uk

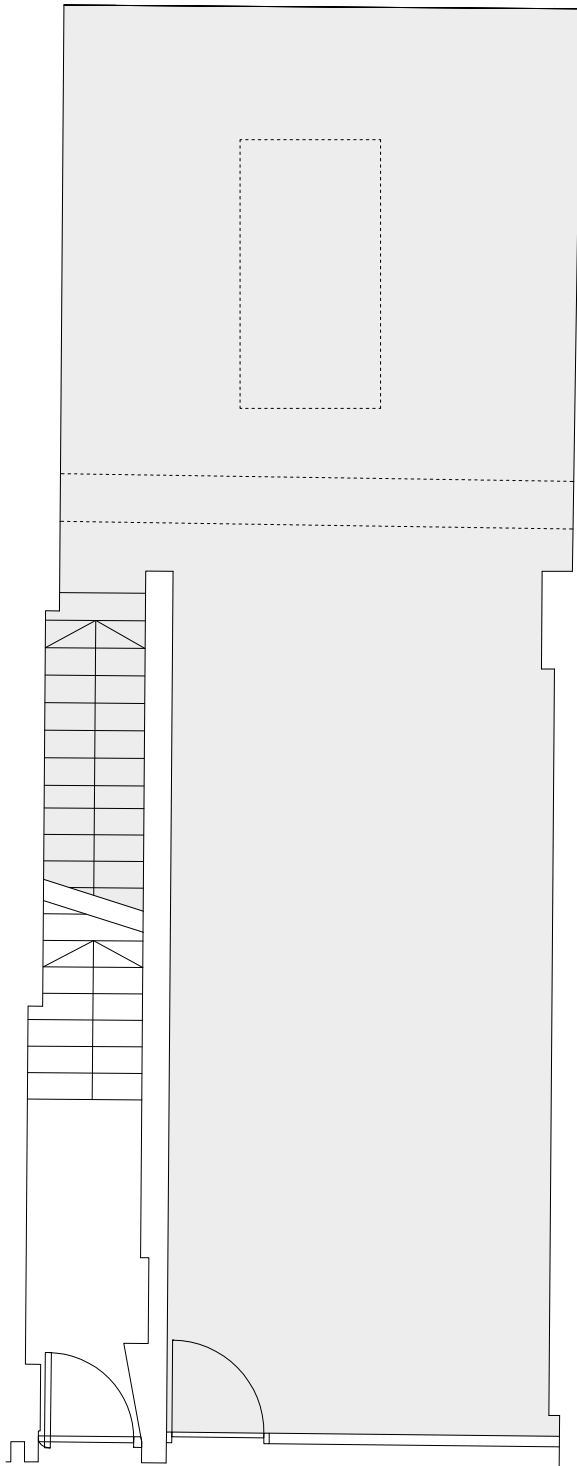
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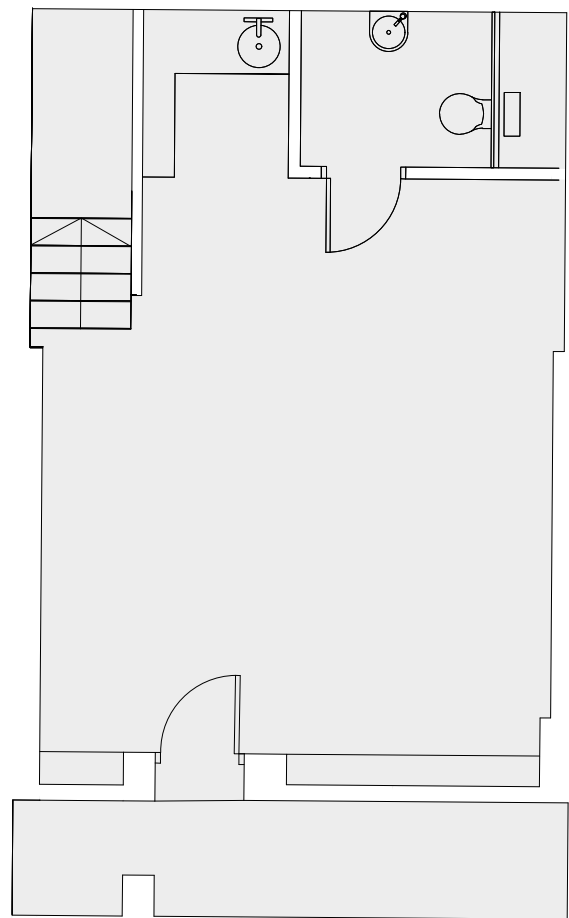


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GROUND FLOOR



LOWER GROUND FLOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

