

---

# FITZROVIA

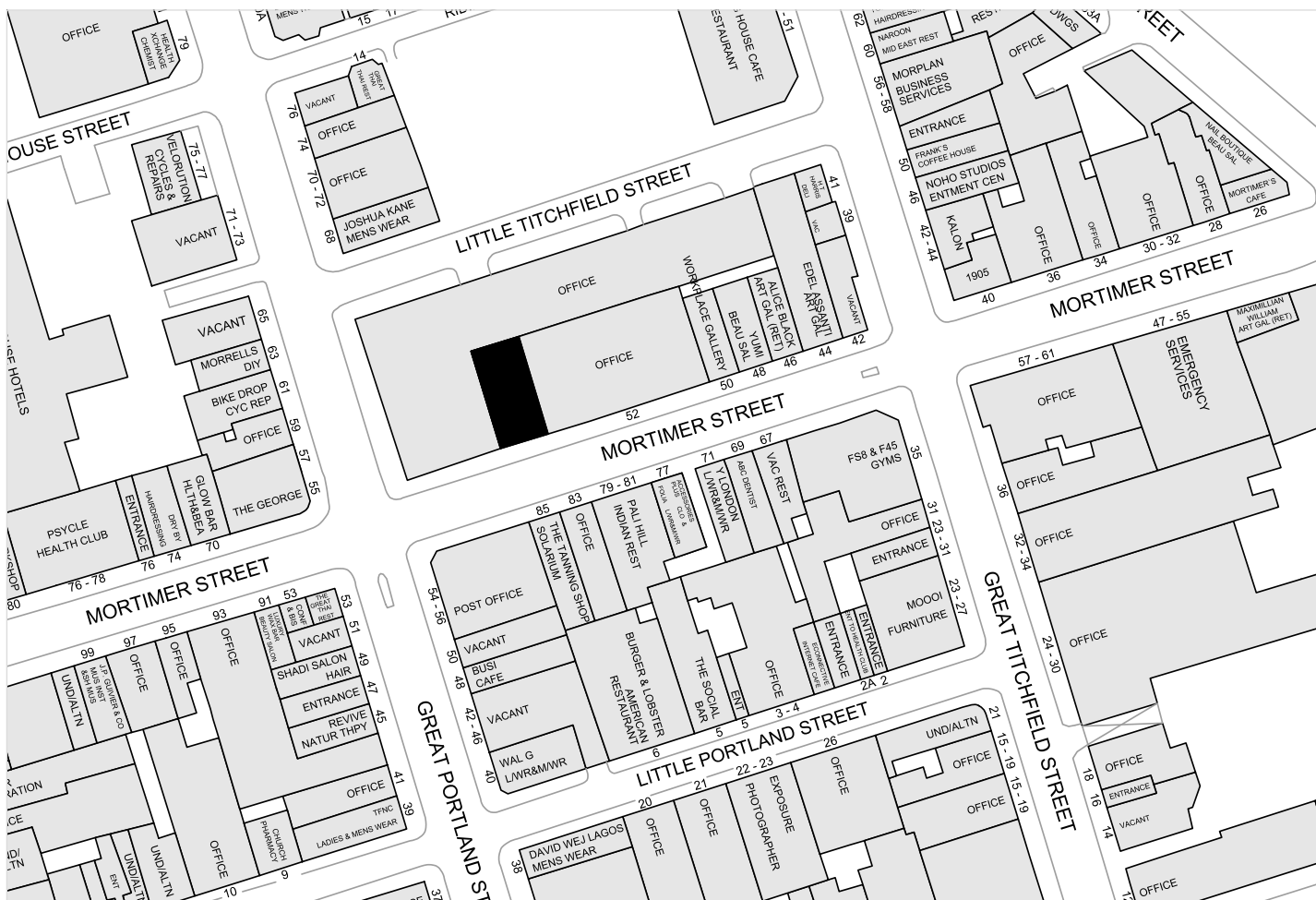
---

62 MORTIMER STREET W1



LARGE BASEMENT  
CLASS E USE

---



## LOCATION

The premises are located on the northern side of Mortimer Street close to the intersection with Great Portland Street. Nearby occupiers include **Riding House Café, Pali Hill, Clutch, The George, 1905, Psycle, Icaffeine, Workshop Coffee, Glow Bar, The Post Office, FS8, Velorution** and **Edel Assanti** amongst others.

## ACCOMMODATION

The premises comprise a generous ground floor lobby entrance benefitting from a 27ft gross frontage to Mortimer Street leading down to a large basement providing the following approximate net internal dimensions and floor areas:

Gross frontage	8.50 m	27 ft 11 ins
Ground floor	73.44 sq m	791 sq ft
Basement	952.63 sq m	10,254 sq ft

Floor plans are available on request.

## TENURE

Subject to VP, the premises are available by way of a new effective FRI lease, contracted outside of the security of tenure and compensation provisions of The Landlord and Tenant Act 1954 Part II subject to 5 yearly upward only rent reviews.

## RENT

Rent on application.

## TIMING

Available from March 2023.

## PLANNING

The premises have Class E use.

## VAT

VAT is payable on rent and all other property outgoings.

## RATES

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

Rateable Value                      £211,000

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

## EPC

EPC are available upon request.

## VIEWING

Viewings are strictly by prior appointment through the sole retained agent:

**Nick Furlong**

020 7183 0584

[nf@bcretail.co.uk](mailto:nf@bcretail.co.uk)



**Misrepresentation Act:** Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2022 SUBJECT TO CONTRACT