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# FITZROVIA

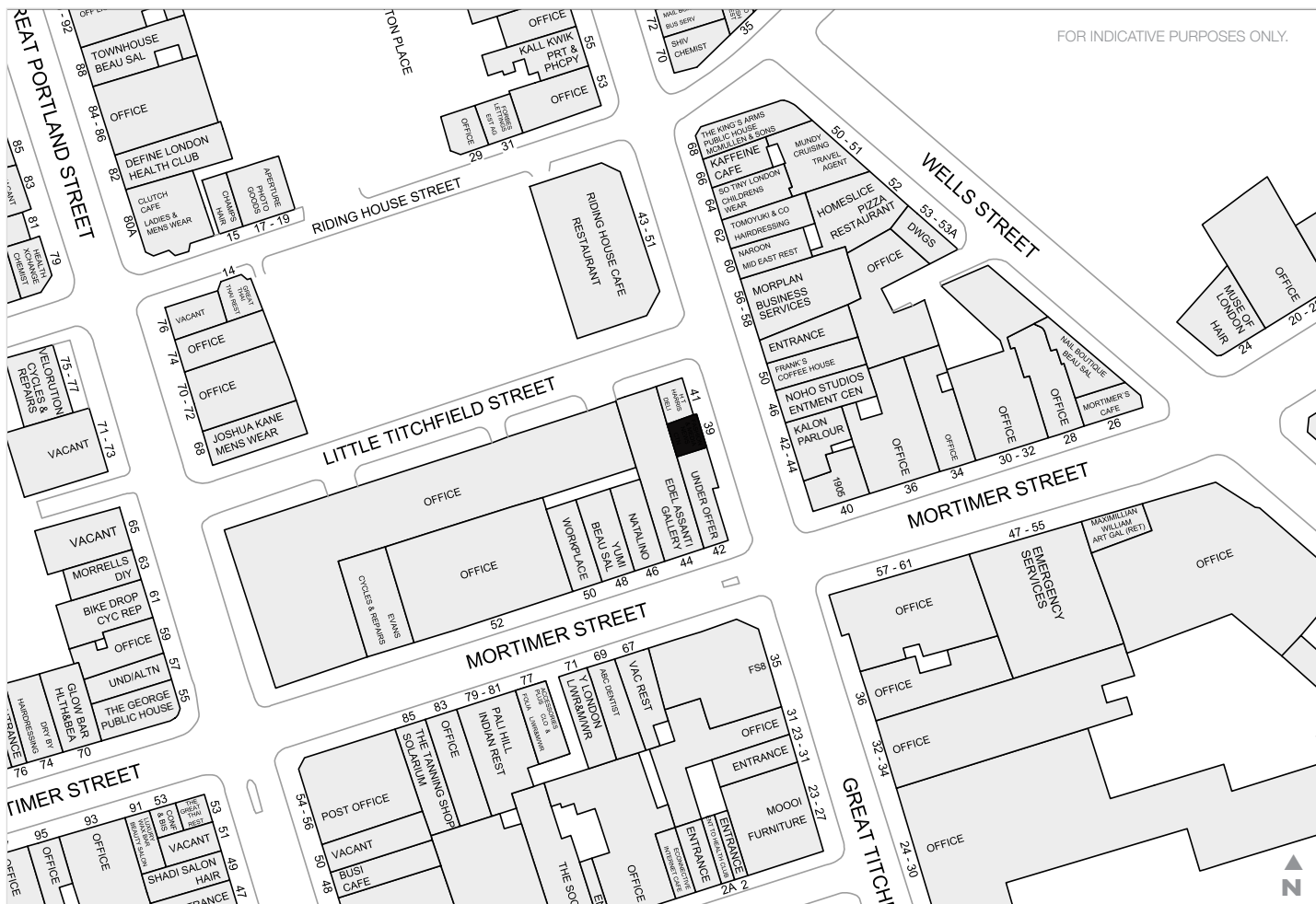
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39 GREAT TITCHFIELD STREET W1



NEW LEASE AVAILABLE  
318 SQ FT

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FOR INDICATIVE PURPOSES ONLY.

## LOCATION

Located in the heart of Fitzrovia on Great Titchfield Street at the intersection with Mortimer 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, Natalino, Arpeture, Clutch Café, The Social, The Scandinavian Kitchen** and **Edel Assanti** amongst others.

## ACCOMMODATION

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

Ground Floor Sales:	234 sq ft	21.77 sq m
Basement:	84 sq ft	7.64 sq m
<b>Total:</b>	<b>318 sq ft</b>	<b>29.41 sq m</b>

Further details are available upon request.

## TENURE

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

Rental offers are invited in excess of £35,000 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                      £21,500

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:

**Nick Furlong**

020 7183 0584

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

3rd Floor, 16 Ingestre Place

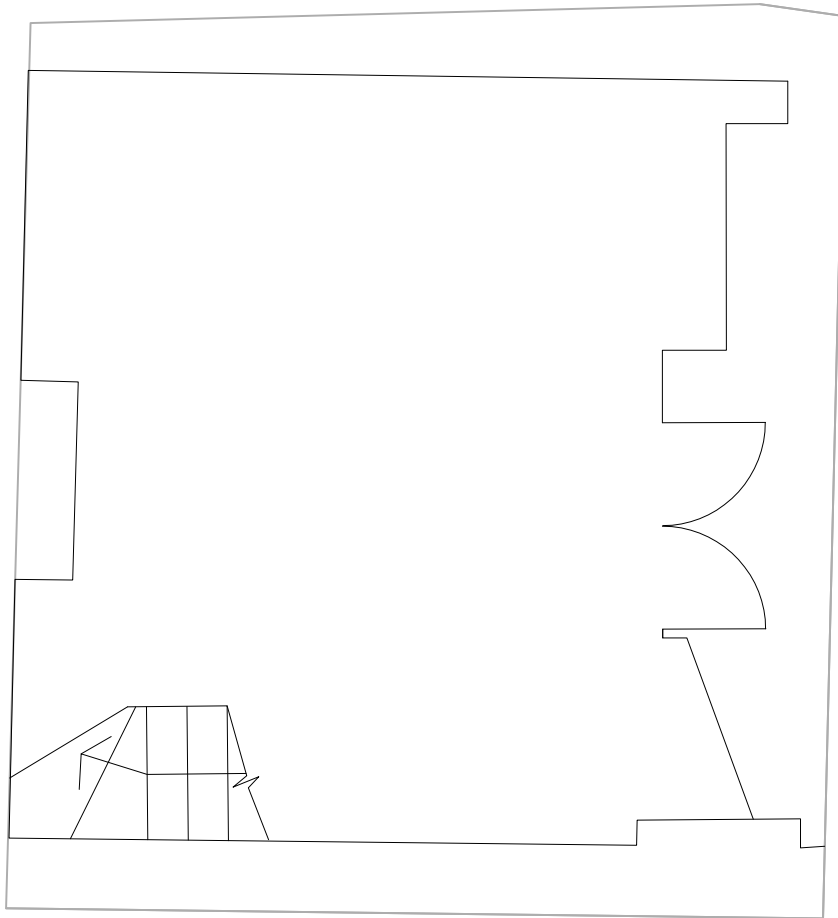
London W1F 0JJ

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

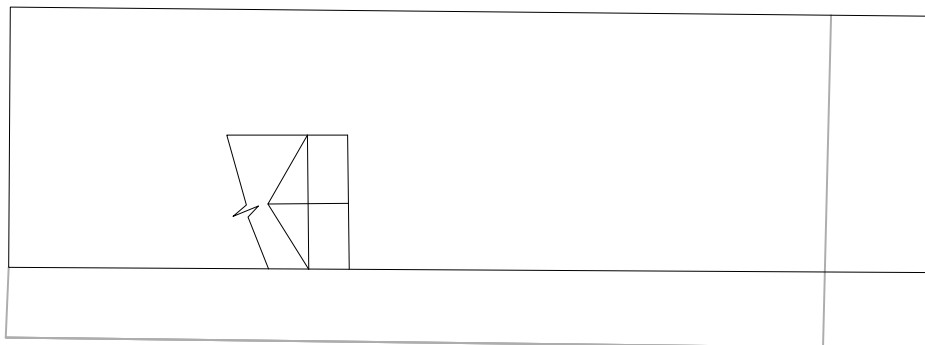


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## GROUND FOOR



## BASEMENT



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

