

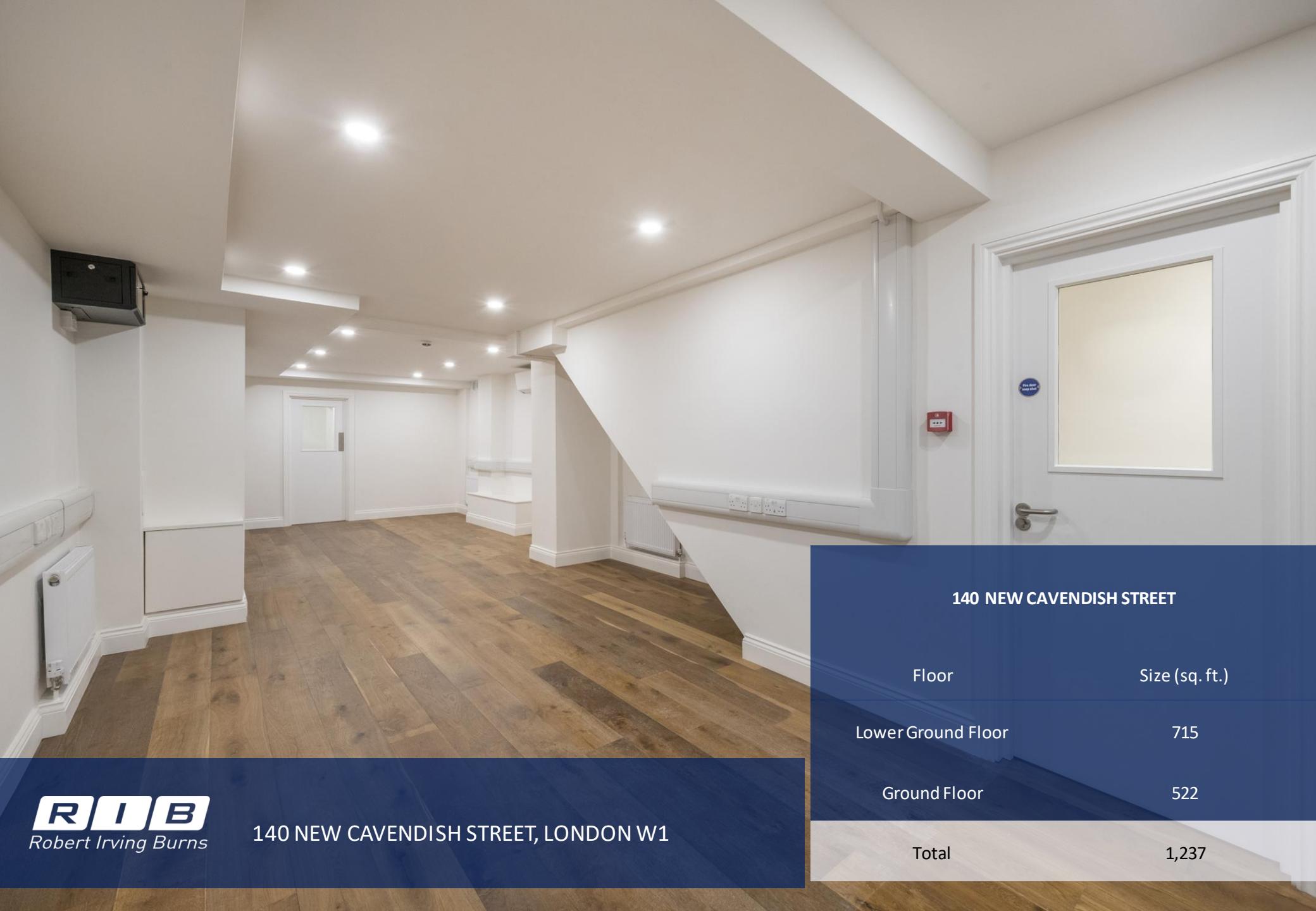
TO LET

NEWLY REFURBISHED GROUND & LOWER GROUND FLOOR
RETAIL PREMISES IN FITZROVIA
SUITABLE FOR NEW BUSINESS CLASS E (RETAIL, CLINICS, LEISURE,
OFFICES ETC.)

1,237 SQ. FT



140 NEW CAVENDISH STREET, LONDON W1



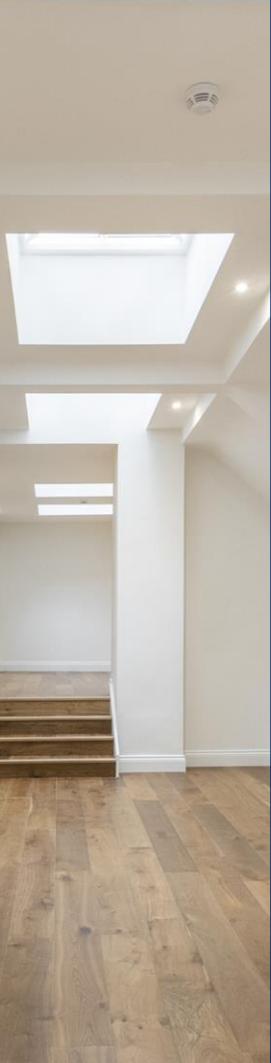
140 NEW CAVENDISH STREET

Floor	Size (sq. ft.)
Lower Ground Floor	715
Ground Floor	522
Total	1,237



140 NEW CAVENDISH STREET

Quoting/Passing Rent (p.a.) excl.	£75,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£19,305
Estimated Occupancy Cost excl. (p. a.)	£94,305



DESCRIPTION

The property has recently been refurbished to a very high standard with engineered timber flooring, data cabling and permitter trunking. Arranged over five floors (Lower Ground to 3rd Floor), there is great natural light afforded throughout (save for Lower Ground Floor) with newly fitted kitchenette (2nd Floor) and comfort cooling (plus on each floor wall mounted radiators). There are newly fitted WC's (Lower Ground & 2nd Floor) as well as a shower on the Lower Ground Floor.

The property can be taken as a whole or separated between Ground & Lower Ground, and upper floors. Please see breakdown for more information.

LEASE

A new effective full repairing & insuring lease direct from the landlord for a term to be agreed.

BUSINESS RATES

Rateable Value: £38,687
Estimate Rates Payable: £19,305

EPC

Available upon request.

FLOOR PLANS

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

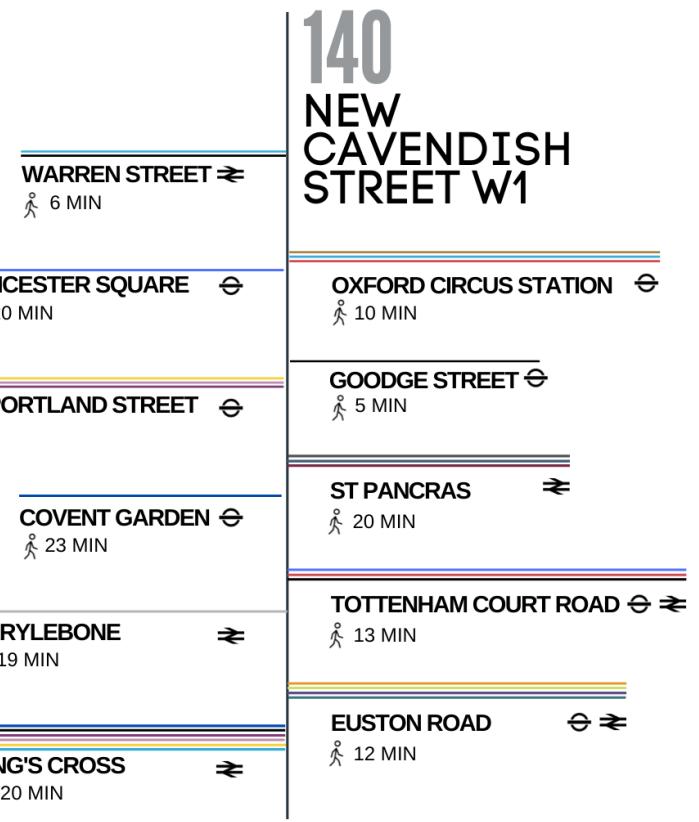
POSSESSION

Upon completion of legal formalities.



LOCATION [\(LINK\)](#)

The property is located on the South side of New Cavendish Street in Fitzrovia. The premises are in close proximity to the iconic landmark BT Tower and there is an eclectic and exciting mix of some of the most contemporary restaurants, cafés, bars, hotels, fitness studios and members clubs close by.. Great Portland Street (0.3 miles, Circle, Hammersmith & City and Metropolitan Line), Goodge Street (0.4 miles, Northern Line), Warren Street (0.5 miles, Northern and Victoria Line) and Oxford Circus Underground Station (0.4 miles, Bakerloo, Central and Victoria Line) are all a short walk away.





140 NEW CAVENDISH STREET, LONDON W1

All viewings strictly through Robert Irving Burns. Please contact for more information:

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

RIB
Robert Irving Burns