

RIB

ROBERT IRVING BURNS

TO LET

83 GREAT PORTLAND STREET

LONDON, W1W 7LS

PROMINENT GROUND & LOWER GROUND FLOOR PREMISES - IN HEART OF FITZROVIA
SUITABLE FOR BUSINESS CLASS E (RETAIL, OFFICES, MEDICAL, CLINICAL, ETC.)

SIZE
3,043 SQ. FT.
GROUND & LOWER GROUND FLOORS

PHARMACY

healthexchange

PHARMACY

Valcucine

LOCATION

The property is situated on the west side of Great Portland Street, close to the junction of Riding House Street. Charlotte Street, with its eclectic range of popular restaurants, is nearby and the world renowned shops on Oxford Street (approximately 0.4 miles) and Regent Street (approximately 0.7 miles) are within close proximity. Transport links are excellent from nearby Goudge Street (approximately 0.6 miles), Oxford Circus (approximately 0.7 miles) and Tottenham Court Road (approximately 0.6 miles) underground stations



Oxford Circus



Riding House Cafe



Netflix



London Edition Hotel

WATERLOO

05



VICTORIA

04



CHARING CROSS

06



PADDINGTON

05



LIVERPOOL STREET

14



KING'S CROSS ST PANCRAS

08



CANARY WHARF

23

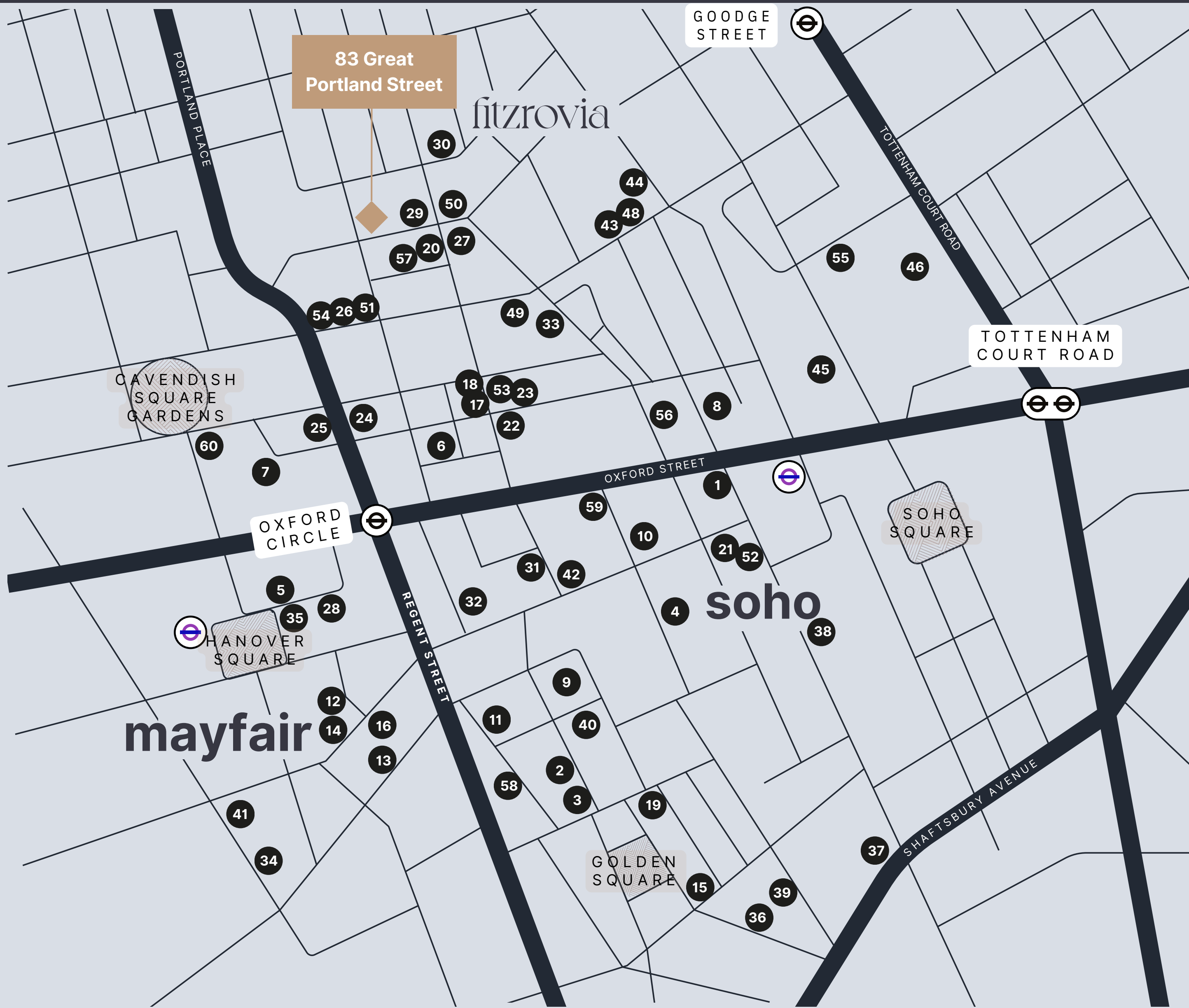


HEATHROW

38



LOCAL OCCUPIERS



BARS

- 01 Simmons Bar
- 02 Nightjar
- 03 Cahoots
- 04 Barrio
- 05 Dirty Martini
- 06 The Cocktail
- 07 Club Swingers
- 08 Berners Tavern
- 09 Antidote Wine
- 10 Bar Brewdog

CULTURAL

- 31 The Photographers Gallery
- 32 The Palladium
- 33 Cartoon Gallery
- 34 Halcyon Gallery
- 35 Pace Gallery
- 36 Piccadilly Theatre
- 37 Apollo Theatre
- 38 Soho Comedy Factory
- 39 Reem Gallery
- 40 The Fine Art Society London

RESTAURANTS

- 11 Dishoom
- 12 Pollen Street Social
- 13 Sketch
- 14 Goodman
- 15 Kiln
- 16 Ergon Deli
- 17 Honest Burgers
- 18 Island Poké
- 19 Sticks 'n' Sushi
- 20 Riding House Cafe

OCCUPIERS

- 41 Allfunds bank
- 42 PlayStation
- 43 Bakkavor Estée
- 44 Lauder
- 45 Facebook
- 46 Freuds
- 47 Heineken
- 48 Netflix
- 49 Lionsgate
- 50 F45 HQ

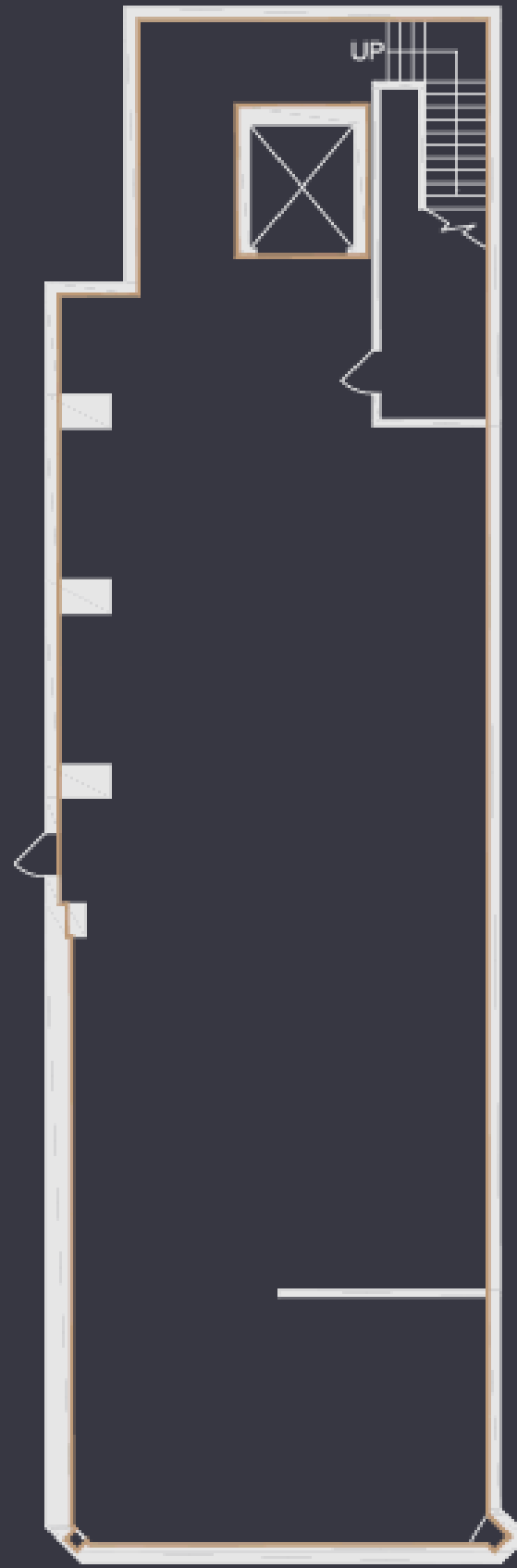
COFFEE

- 21 Comptoir Gourmand
- 22 Soho Ole & Steen
- 23 Costa
- 24 Pret
- 25 Joe & The Juice
- 26 Workshop Coffee
- 27 Kaffeine
- 28 Starbucks
- 29 Archetype Coffee
- 30 Attendant Coffee Roasters

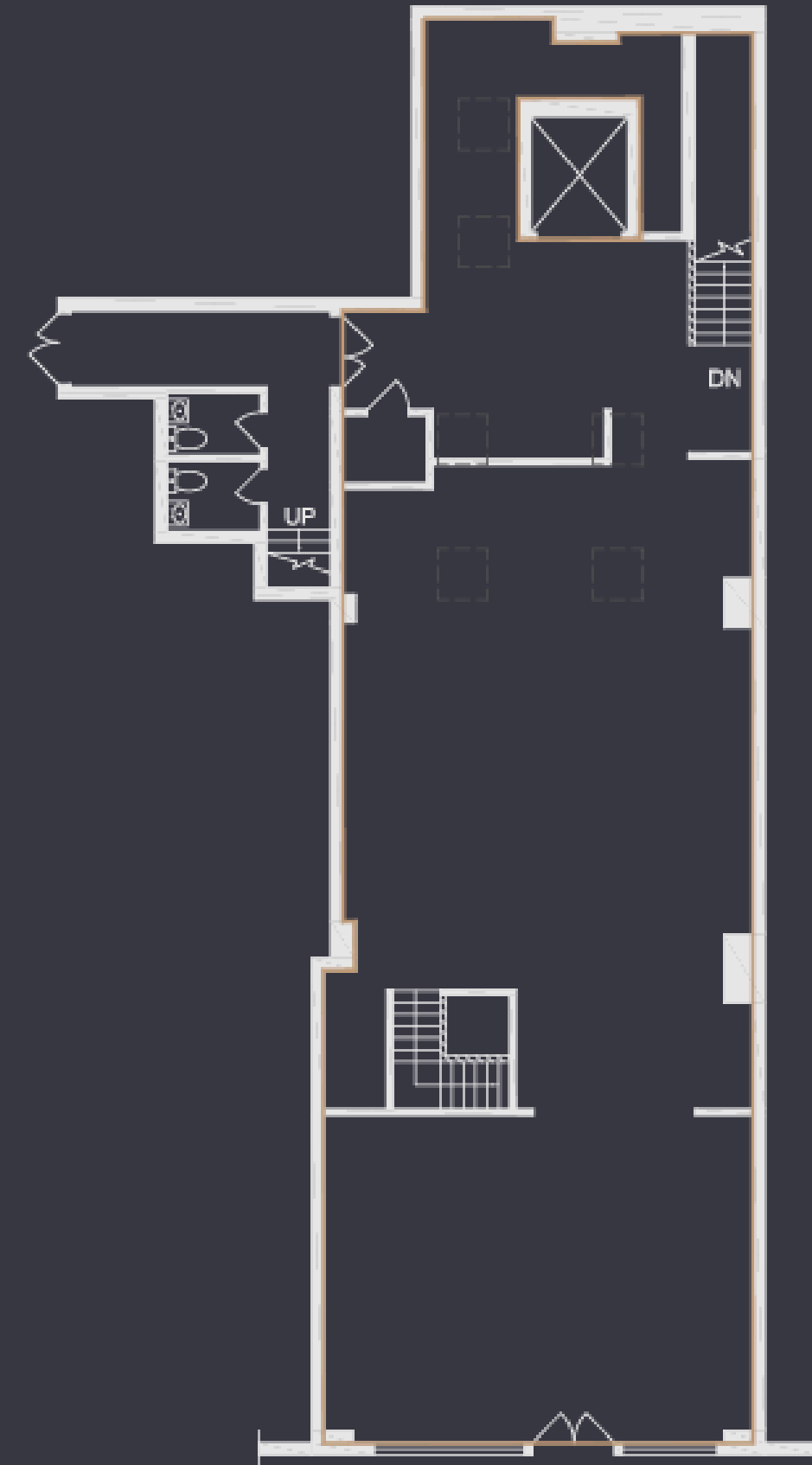
WELLNESS

- 51 Psycele
- 52 Frame
- 53 Rowbots
- 54 Ted's Grooming
- 55 Charles Worthington Salon
- 56 The Gym Group
- 57 F45
- 58 Barry's Soho
- 59 SoulCycle
- 60 1Rebel

FLOOR PLANS



Lower Ground Floor



Ground Floor

DESCRIPTION

The property forms part of a mix use residential/retail development situated in the heart of Fitzrovia. The accommodation comprises ground and lower ground floor with good natural light provided from the front and rear skylights on Ground Floor. The unit benefits from a window frontage of 4.35m, along with impressive ceiling heights on both floors. Access to the lower ground floor is via a timber returning staircase at the front and rear stairwell. There are two newly refurbished WCs at the ground floor rear, which are communal to the building.

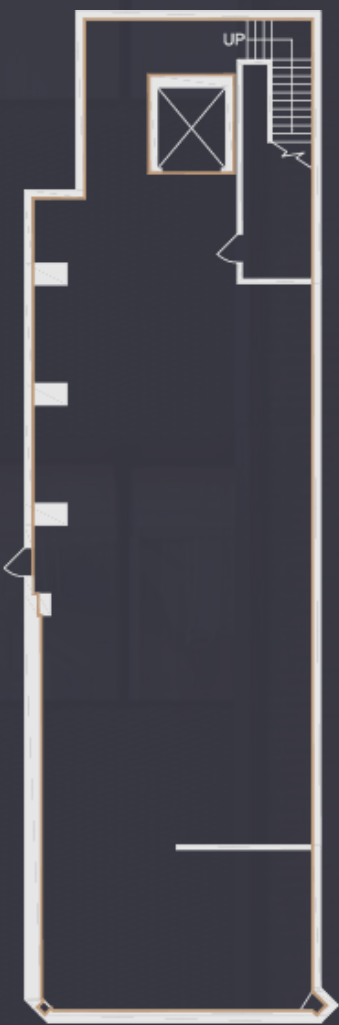
- Window Frontage 4.35m
- Window Height 2.8m
- Lower Ground Floor Ceiling Height of 2.5m
- Central Heating
- Comfort Cooling (Not Tested)
- 5 min walk from Oxford Circus Underground Location



FORMER OPERATION PHOTOS FOR INDICATIVE PURPOSES



FLOOR PLANS



Lower Ground Floor



Ground Floor

FINANCIALS

Floor	Ground & Lower Ground Floor
Total Size (sq.ft.)	3,043
Quoting Rent (p.a.) excl.	£135,000
Service Charge (p.a.)	£5,928
Estimated Rates Payable (p.a.)	£60,060
Estimated Occupancy Cost excl. (p.a.)	£200,988

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

EPC available on request.

FLOOR PLANS

Available on request.

VAT

TBC

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.

May 2024

CONTACT US

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RIB

ROBERT IRVING BURNS

DESCRIPTION

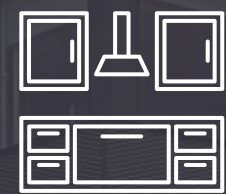
The property forms part of a mix use residential/retail development situated in the heart of Fitzrovia. The accommodation comprises ground and lower ground floor with good natural light provided throughout, benefiting from a window frontage of 4,35m, along with impressive ceiling heights to both floors. Access to the lower ground which provides good ancillary space, is via stairs leading from the ground floor. The property also benefits from a goods lift.



Air Conditioning & Fresh Air



Secure Bike Storage



Fitted Kitchen



Raised Accessed Floor



WC's With Shower Facilities



Video Entry System



Underground gated parking x 6 spaces with charging points



Access to Landscaped Rear Garden via Glazed Doors



Lift Access From Underground Parking

