



ASHLEY HOUSE

12 GREAT PORTLAND STREET

RIB

ROBERT IRVING BURNS



TO LET

PRIME RETAIL OPPORTUNITY
WITH THREE FRONTAGES
IN OXFORD CIRCUS LOCATION

12 GREAT PORTLAND STREET LONDON, W1W 8QN

Ground & Lower Ground Floor
4,389 sq. ft.

Suitable for a number of uses
Total frontage - 40m

LOCATION

The property is situated on the Great Portland Street gateway to Market Place, Fitzrovia's humming epicentre of wining and dining.

This vibrant part of the West End offers unrivalled transport connectivity, whilst retaining its village like atmosphere. The area attracts a diverse mix of occupiers, residents and visitors alike.

The rich amenities on offer allow those in the area to sample the enviable mix of fashionable restaurants, shops & cafés. Such as Nike Town, Urban Outfitters, The Oxford Market, EL&N London, Reiss and Boohoo to name a few. Please refer to the map overleaf for more information on local occupiers.

Underground Stations Oxford Circus (Central, Victoria and Bakerloo line, 0.1 miles), Bond Street (Central and Jubilee line, 0.4 miles) and Goodge Street (Northern line, 0.4 miles) are a short distance away. Only a moments walk from the West End's prominent Oxford and Regents Street.



REISS



Oxford Market



EL & N

LOCAL AMENITIES

BARS

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

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
- 21 Vapiano
- 22 Faros Salad Project

COFFEE

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

CULTURAL

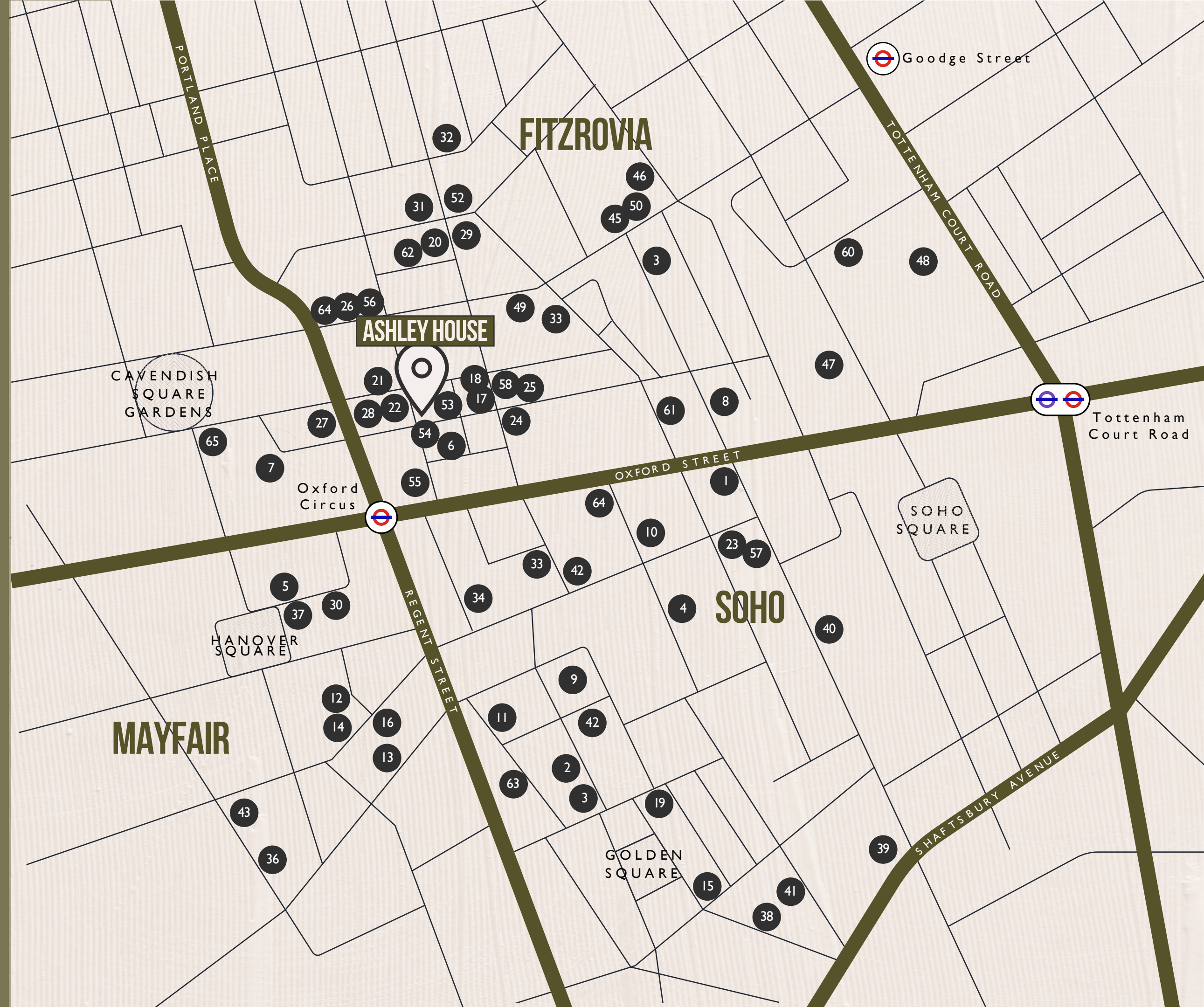
- 33 The Photographers Gallery
- 34 The Palladium
- 35 Cartoon Gallery
- 36 Halcyon Gallery
- 37 Pace Gallery
- 38 Piccadilly Theatre
- 39 Apollo Theatre
- 40 Soho Comedy Factory
- 41 Reem Gallery
- 42 The Fine Art Society London

OCCUPIERS

- 43 Allfunds bank
- 44 PlayStation
- 45 Bakkavor
- 46 Estée Lauder
- 47 Facebook
- 48 Freuds
- 49 Heineken
- 50 Netflix
- 51 Lionsgate
- 52 F45 HQ
- 53 Campari House
- 54 BooHo
- 55 IKEA (expected to open in 2024)

WELLNESS

- 56 Psytle
- 57 Frame
- 58 Rowbots
- 59 Ted's Grooming
- 60 Charles Worthington Salon
- 61 The Gym Group
- 62 F45
- 63 Barry's Soho
- 64 SoulCycle
- 65 IRebel



DESCRIPTION

This beautiful West End building offers a fantastic blend of magnificently maintained interiors and striking exterior façade. The premises is arranged over Ground & Lower Ground Floor boasting timber flooring with parquet arrangement on the lower ground floor. The unit has unrivalled triple frontage and two entrances on the corner of Market Street and Great Portland Street, and directly on to market place. The rustic interior is further complimented but fantastic ceiling height on both floors.

The premises additionally benefits from AC/Comfort Cooling (not tested) and Demised WC's.

Please note there are some user restrictions within the head lease.



SPECIFICATIONS



 Timber Flooring (ground floor)

 Parquet Flooring (basement)

 Track Lighting

 Ample Vault Storage

 Triple Frontage

 Two entrances

 Comfort cooling (Not tested)

 Excellent ceiling height

 Demised WC's

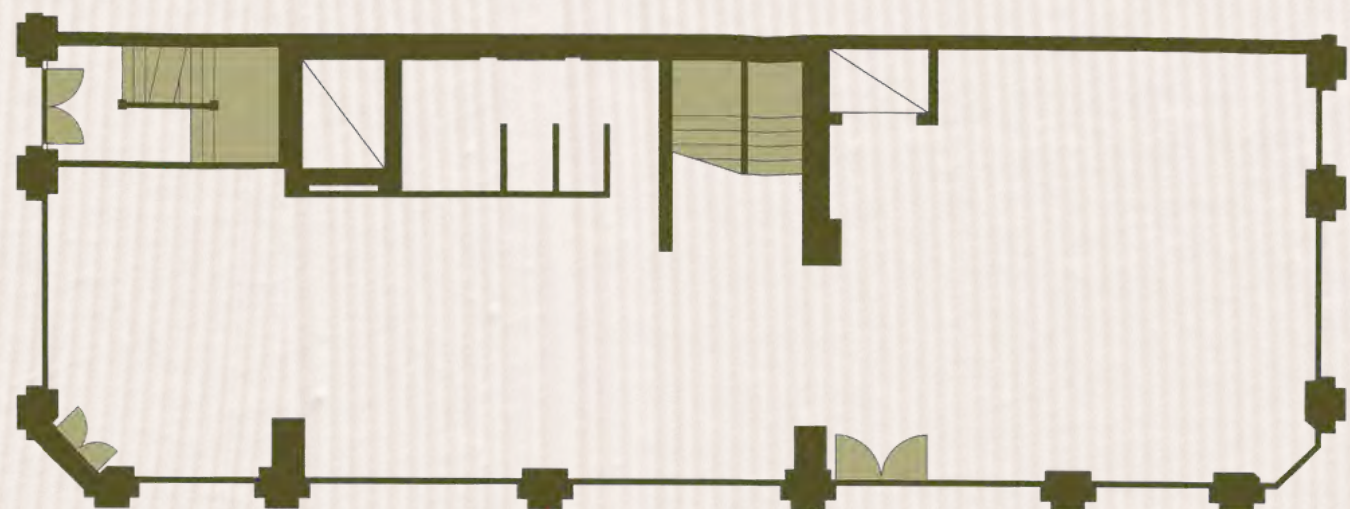
 Pavement Lighting

 Air circulation system (not tested)



FLOOR PLANS

Not to scale.



Ground Floor 1,704 sq.ft / 158.35 sq.m



Lower Ground Floor 1,911 sq.ft / 177.58 sq.m

Basement Ancillary 773 sq.ft / 71.85 sq.m

FINANCIALS

Size (sq. ft.) 4,389

Quoting Rent (p.a.) excl. £300,000

Estimated Rates Payable (p.a.) £122,880

Service Charge (p.a.) £23,725

Estimated Occupancy Cost (p. a.) £446,605

Please note a further circa 1,600 sq ft of ancillary office space can be made available.

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

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

Available from January 2024.
Upon completion of legal formalities.

LEGAL COSTS

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

EPC

This property has an EPC rating of C – 74.

VAT

TBC

FLOOR PLANS

Scaled plans available on request.

Please note photos used in this brochure are current operation photos.

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.

January 2024.

CONTACT US

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