



**TO LET**  
**PRIME RETAIL PREMISES IN CLOSE**  
**PROXIMITY TO OXFORD CIRCUS**  
**SUITABLE FOR BUSINESS CLASS E**  
**(RETAIL, MEDICAL, OFFICE ETC.)**

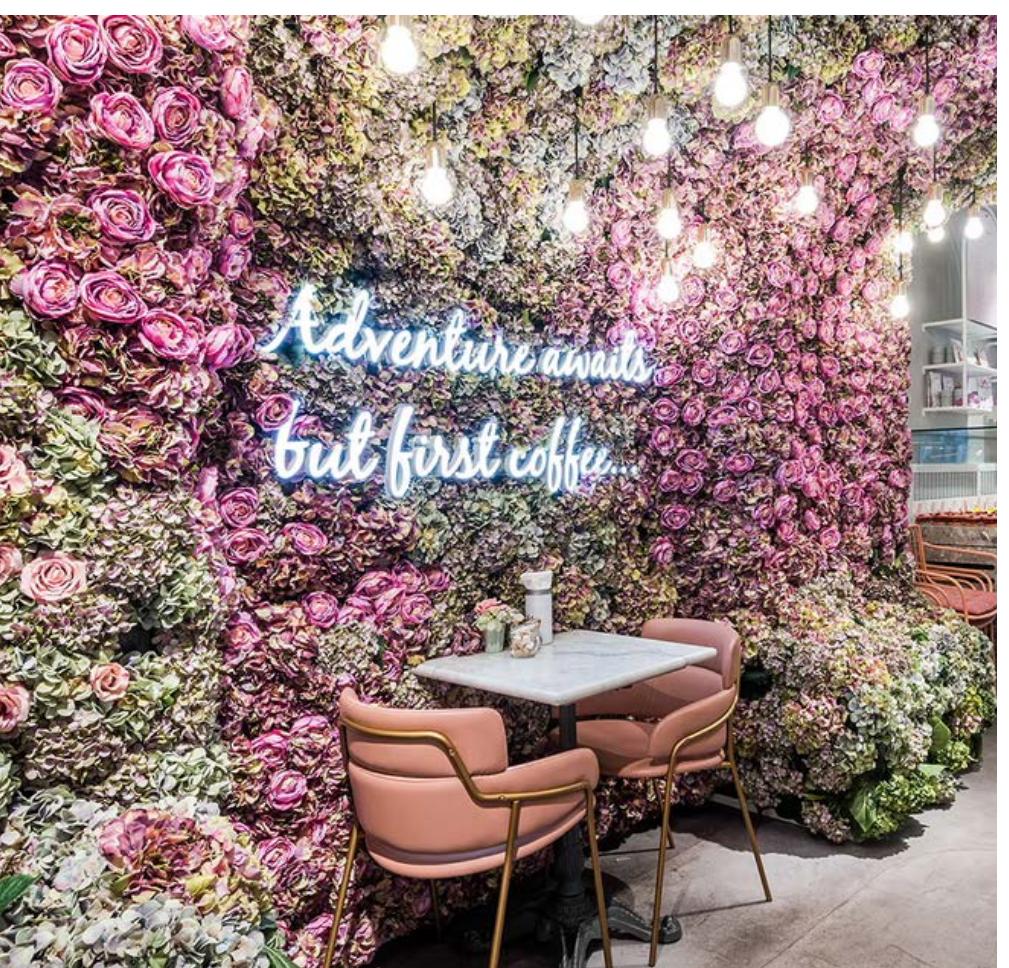
**2,028 SQ. FT. (188.40 SQ. M.)**

**Ground & Lower Ground Floors**

36 Eastcastle Street, Fitzrovia, London W1W 8DP



ROKA



EL&N Café



The Cocktail Club



Reiss

## Location

The property is located on the north side of Eastcastle Street close to the junction with Great Titchfield Street and the popular restaurants of Market Place. The local area is renowned for its trendy fashion boutiques, bars and restaurants. Market Place and Eastcastle Street have become a focal point for eateries and retailers alike east of Oxford Circus. Local occupiers include Honest Burger, Reiss, All Saints, Boohoo and Elan Café to name a few.

Transport links are excellent with Oxford Circus (Central, Bakerloo & Victoria lines), Goodge Street (Northern line) and Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) all within a short walking distance of the property.

36 EASTCASTLE STREET

# PERFECTLY POSITIONED

## HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 Claridge's

## RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Pollen Street Social

## PUBS & BARS

- 17 The Social
- 18 The Finery
- 19 London Cocktail Club
- 20 The Crown & Sceptre
- 21 The Lucky Pig
- 22 BrewDog Soho
- 23 The Bloomsbury Club

## MEDICAL

- 24 Isokinetic London
- 25 The Harley Street Clinic
- 26 The Portland Hospital
- 27 Schoen Clinic

## EDUCATIONAL

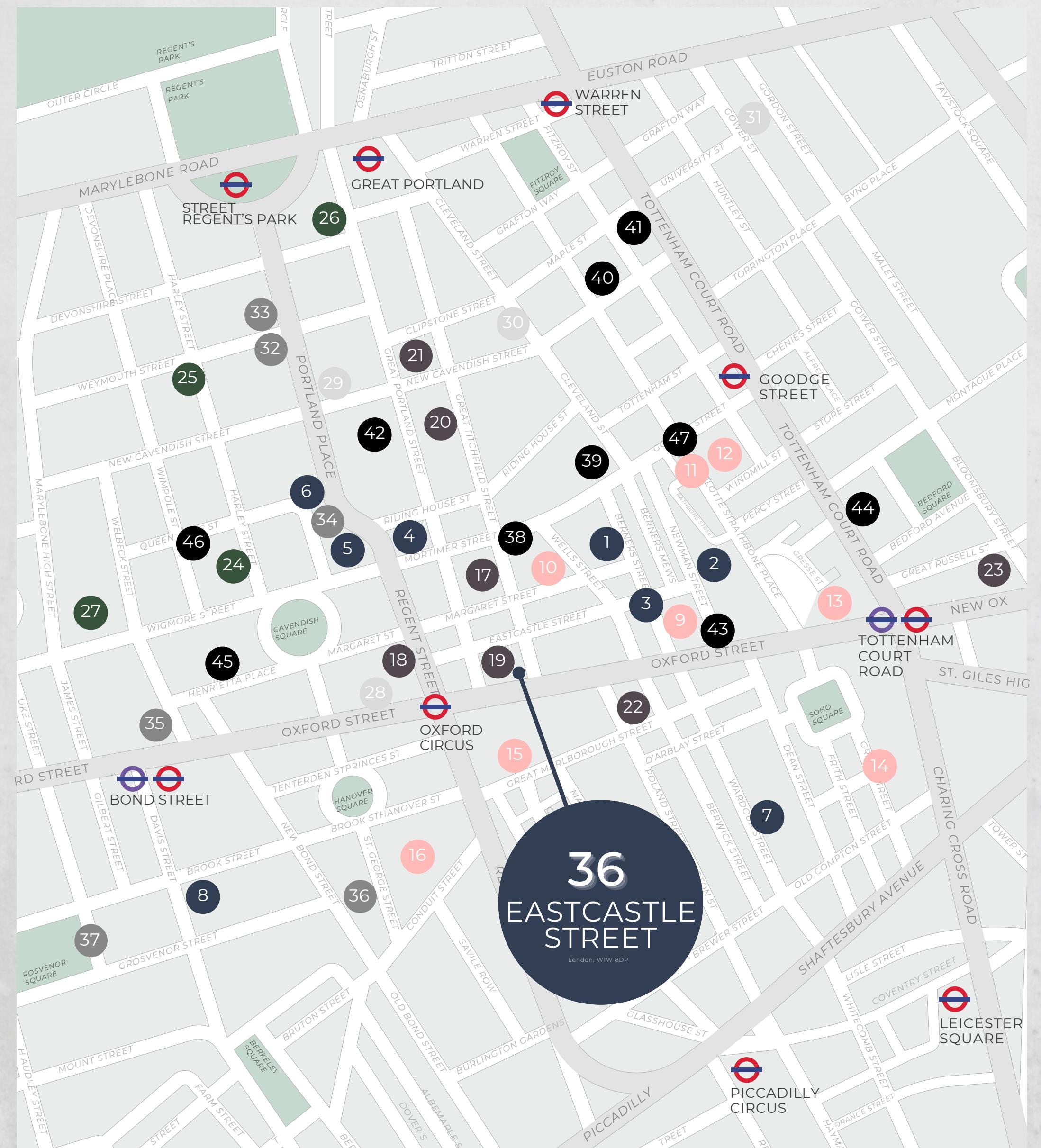
- 28 UAL London College of Fashion
- 29 EIFA International
- 30 University of Westminster
- 31 UCL

## DIPLOMATIC

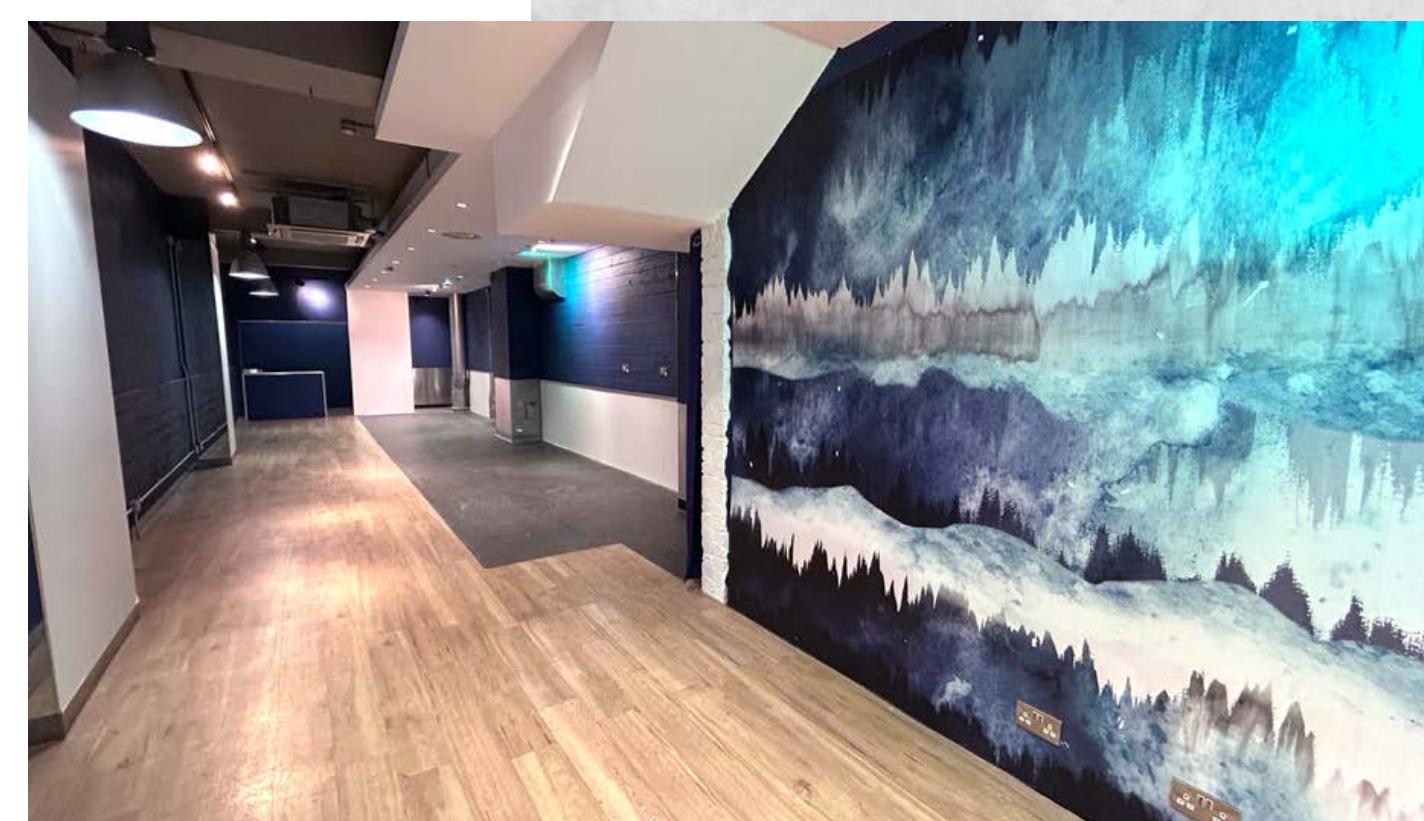
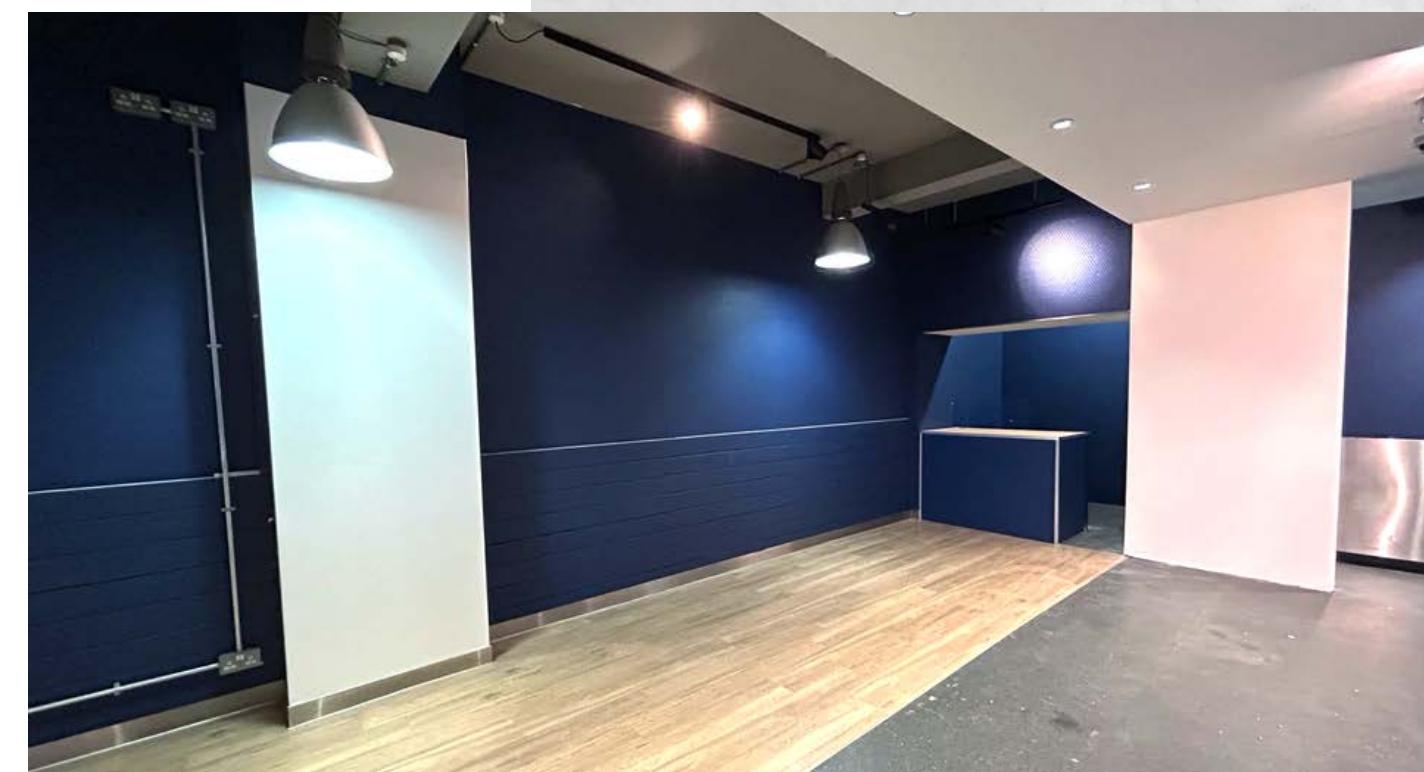
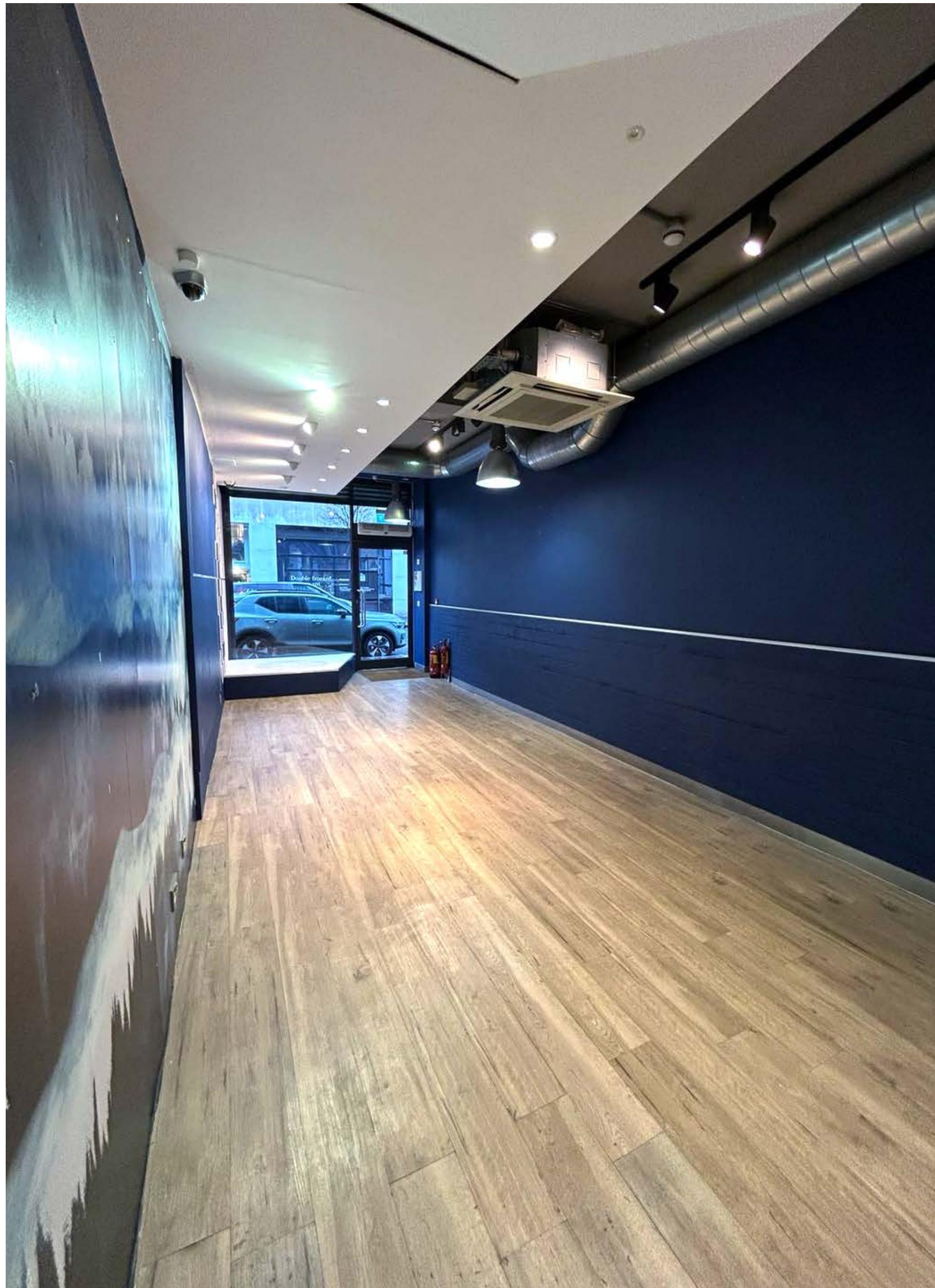
- 32 Polish Embassy
- 33 Chinese Embassy
- 34 Portuguese Consulate
- 35 High Commission of Botswana / Tanzania High Commission
- 36 Mexican Embassy
- 37 Italian Embassy

## OFFICE OCCUPIERS

- 38 Lionsgate
- 39 Estee lauder
- 40 BT
- 41 Arup
- 42 BBC
- 43 Facebook
- 44 Skyscanner
- 45 Coca Cola
- 46 Taylor Bennett
- 47 Knotel



## Description



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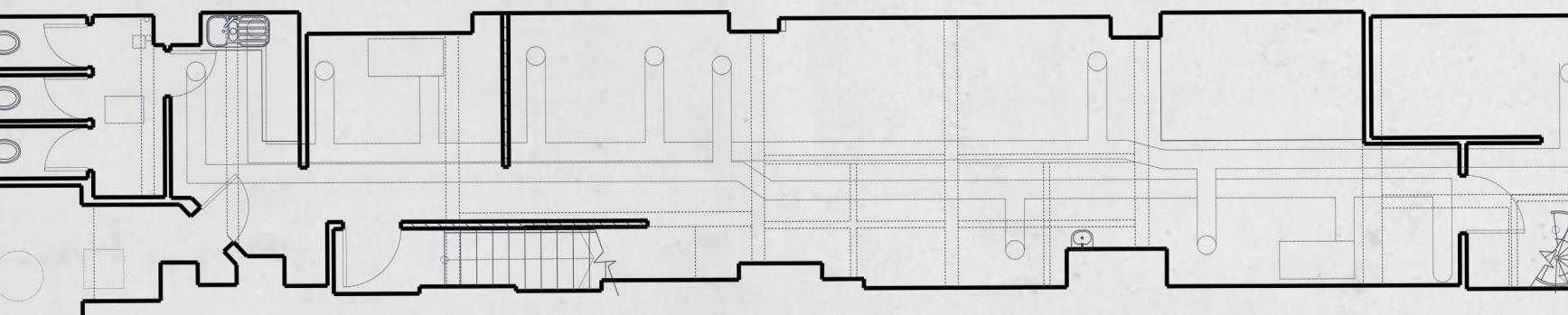
The premises is fitted out virtual reality store arranged over Ground and Lower Ground Floor. The premises benefits from light Extraction (not tested), AC /Comfort Colling (Not Tested), CCTV (Not Tested), Spot Lighting, Built In Changing Room and internal staff WCs.

## Specification

- Air Conditioning/Comfort Colling (Not Tested)
- Two internal Staircases
- Good ceiling height
- 3 x Staff WCs (On Lower Ground Floor)
- Security System incl. CCTV (Not Tested)
- Walk-in Fridge
- Laminate Timber Flooring (Ground Floor)
- Perimeter Sockets In Office (Lower Ground Floor)
- Spot Lighting
- CCTV (Not Tested)

# Floor Plan

Not to scale



Lower Ground Floor

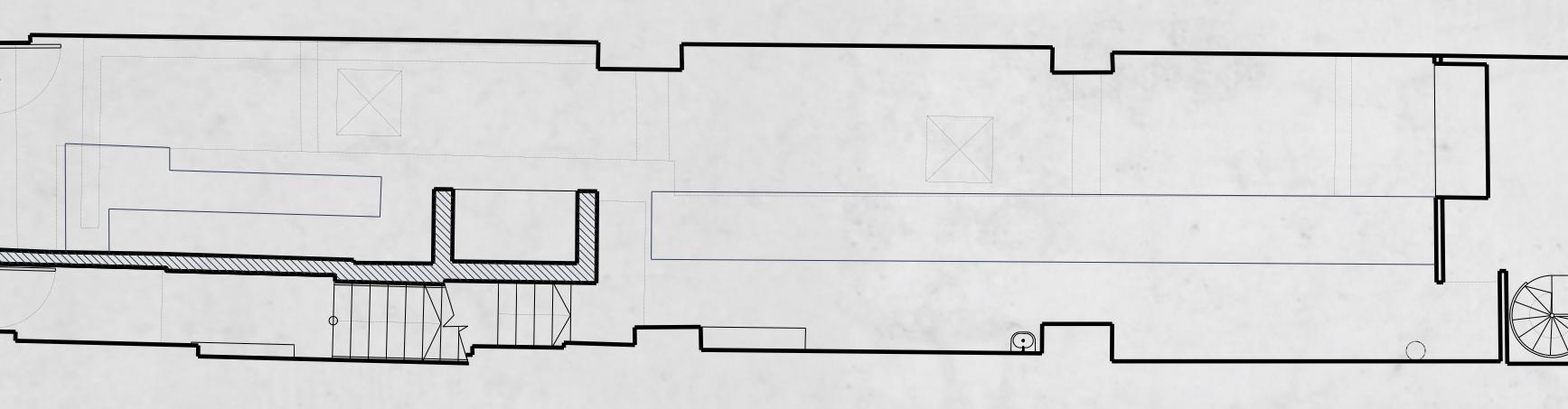
## Accommodation

Net Internal Area

Ground Floor 86.4 SQM/ 930 SQFT

Lower Ground Floor 102.0 SQM/ 1,098 SQFT

Total Available 188.4 SQM/ 2,028 SQFT



Ground Floor

## Floor

## Ground & Lower Ground Floors

Total Size (sq.ft.)

2,028

Quoting Rent  
(p.a.) excl.

£60,000

Service Charge

TBC

Estimated Rates Payable (p.a.)

£22,954

Estimated Occupancy Cost excl. (p.a.)

£82,954

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 enquiries.

## LEASE

A new lease direct with the landlord outside the Landlord & Tenant Act 1954 for a term until December 2026 with rolling 6 monthly breaks thereafter.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## VAT

TBC.

## FLOOR PLANS

Scaled plans available on request.

## CONTACT US

FREDDIE BRETT  

JIM CLARKE  

MATTHEW MULLAN  

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.  
February 2024