

**TO LET****BRIGHT SELF-CONTAINED PREMISES IN HEART OF FITZROVIA  
TRADITIONAL A1 & TRAVEL AGENCY PERMITTED****CLASS E (MEDICAL, LEISURE, OFFICE ETC.) WILL BE CONSIDERED SUBJECT TO DEED OF VARIATION****38 RIDING HOUSE STREET, FITZROVIA, LONDON, W1W 7EA****918 SQ. FT. (85.28 SQ. M.) - Ground & Lower Ground Floor****LOCATION (GOOGLE MAPS [LINK](#))**

The property is situated in the heart of Fitzrovia on Riding House Street virtually at the junction with Great Titchfield Street. Transport links are excellent with Oxford Circus, Goodge Street and Great Portland Street are all within walking distance of the property. Local occupiers include The University of Westminster, BBC, The Maria Montessori Institute and Warp Films.

**rib.co.uk**

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)



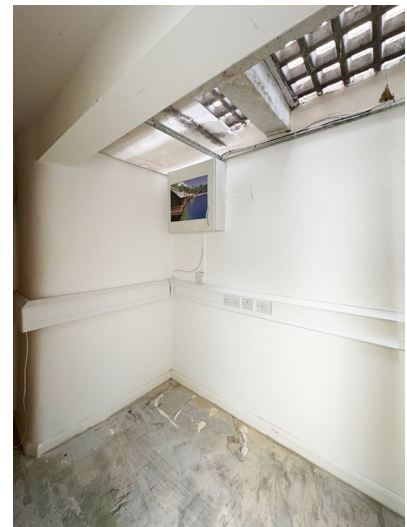
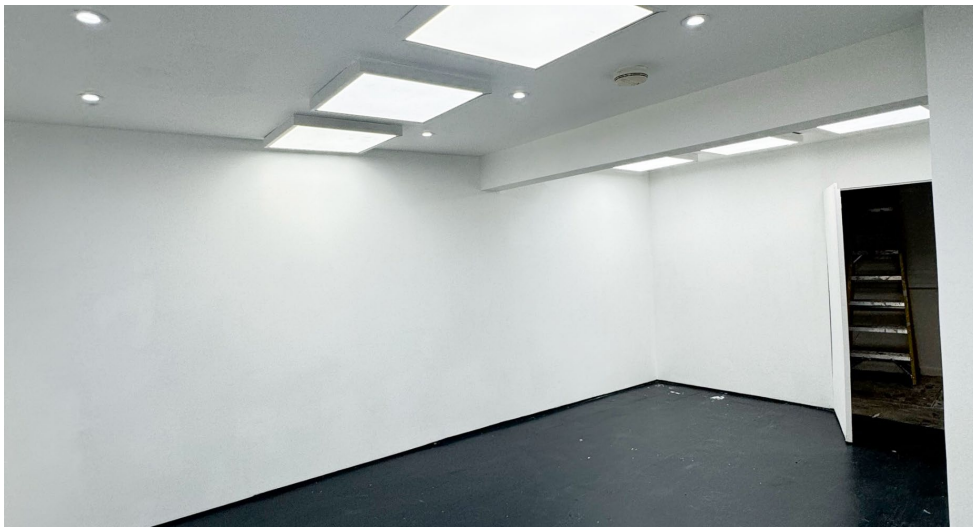


Ground Floor





Lower Ground Floor





**DESCRIPTION**

The premises is arranged over the ground and lower ground floor. The premises previously served as a gallery and benefits from great natural light afforded by front and rear windows. The premises further benefits from timber flooring, wall mounted radiators and comfort cooling (lower ground floor).

There is a new boiler that was fitted within the last 2 years. The lower ground floor can be accessed either internally or externally.

There is a rear courtyard providing 2 x WCS and a fitted kitchenette.

**LEASE**

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant 1954 Act 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**

Available upon request.

**FLOOR PLANS**

Available upon request.

**FLOOR BREAKDOWN & FINANCIALS**

Floor	Sq. Ft.	Sq. M.
Lower Ground	480	44.59
Ground	438	40.69
<b>Total</b>	<b>918</b>	<b>84.28</b>

Floor	Ground & Lower Ground Floor
Size (sq. ft.)	918
Quoting Rent (p.a.) excl.	£42,500
Estimated Rates Payable (p.a.)	£15,718
Service Charge (p.a.)	TBC
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£58,218</b>

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

**AMENITIES**

- Generous Frontage
- Double Aspect Natural Light
- Self-Contained
- Wall Mounted Radiators
- Fitted Kitchenette
- Roller Shutters
- LED Lighting
- Comfort Cooling (Lower Ground Floor - Not tested)
- Rear Courtyard
- 2 x WCS
- Central Heating

**VIEWINGS:**

Strictly through Robert Irving Burns. For more information please contact:

**Ben Kushner**

**Tel: 020 7927 0637**

**Email: [ben.k@rib.co.uk](mailto:ben.k@rib.co.uk)**

**Thomas D'arcy**

**Tel: 020 7927 0648**

**Email: [thomas@rib.co.uk](mailto:thomas@rib.co.uk)**

**Michael Georgiou**

**Tel: 020 7927 0743**

**Email: [michael.g@rib.co.uk](mailto:michael.g@rib.co.uk)**