



ROBERT IRVING BURNS



85 CHARLOTTE STREET

LONDON W1T 4PS

TO LET
GROUND FLOOR PREMISES IN THE
HEART OF FITZROVIA

SUITABLE FOR CLASS E
OFFICES, CLINICS, LEISURE ETC.

592 SQ. FT.

GROUND FLOOR

Description



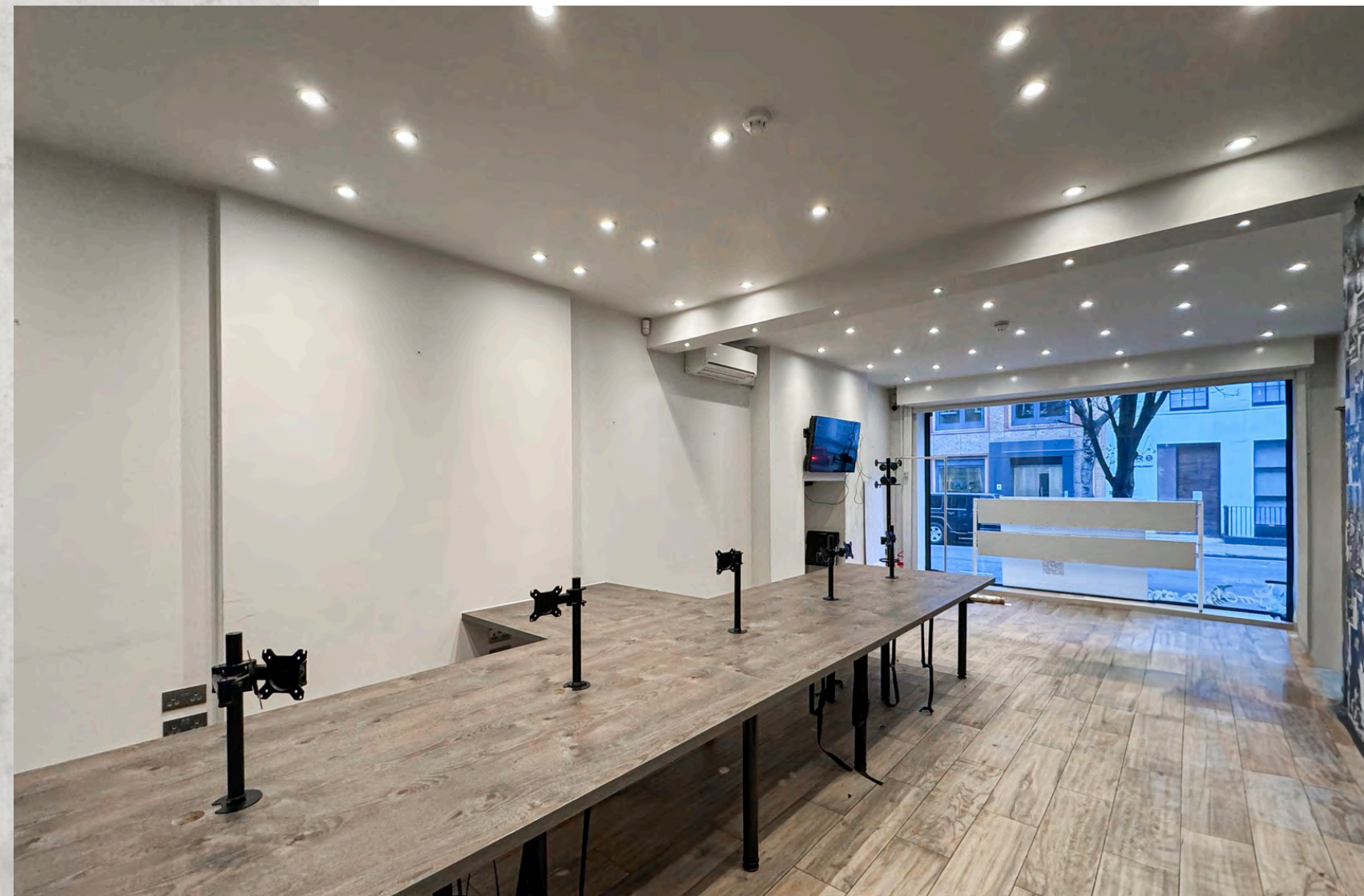
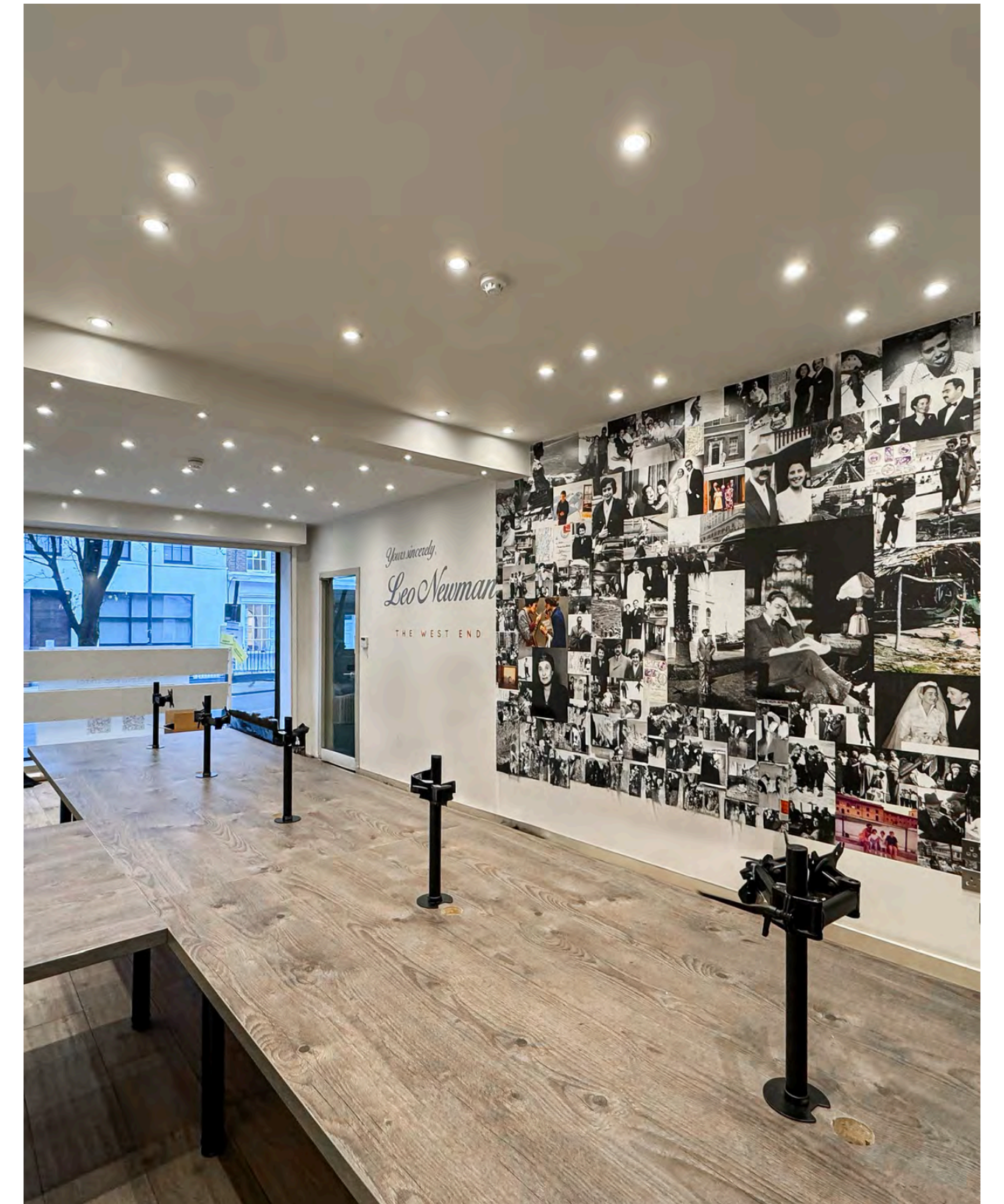
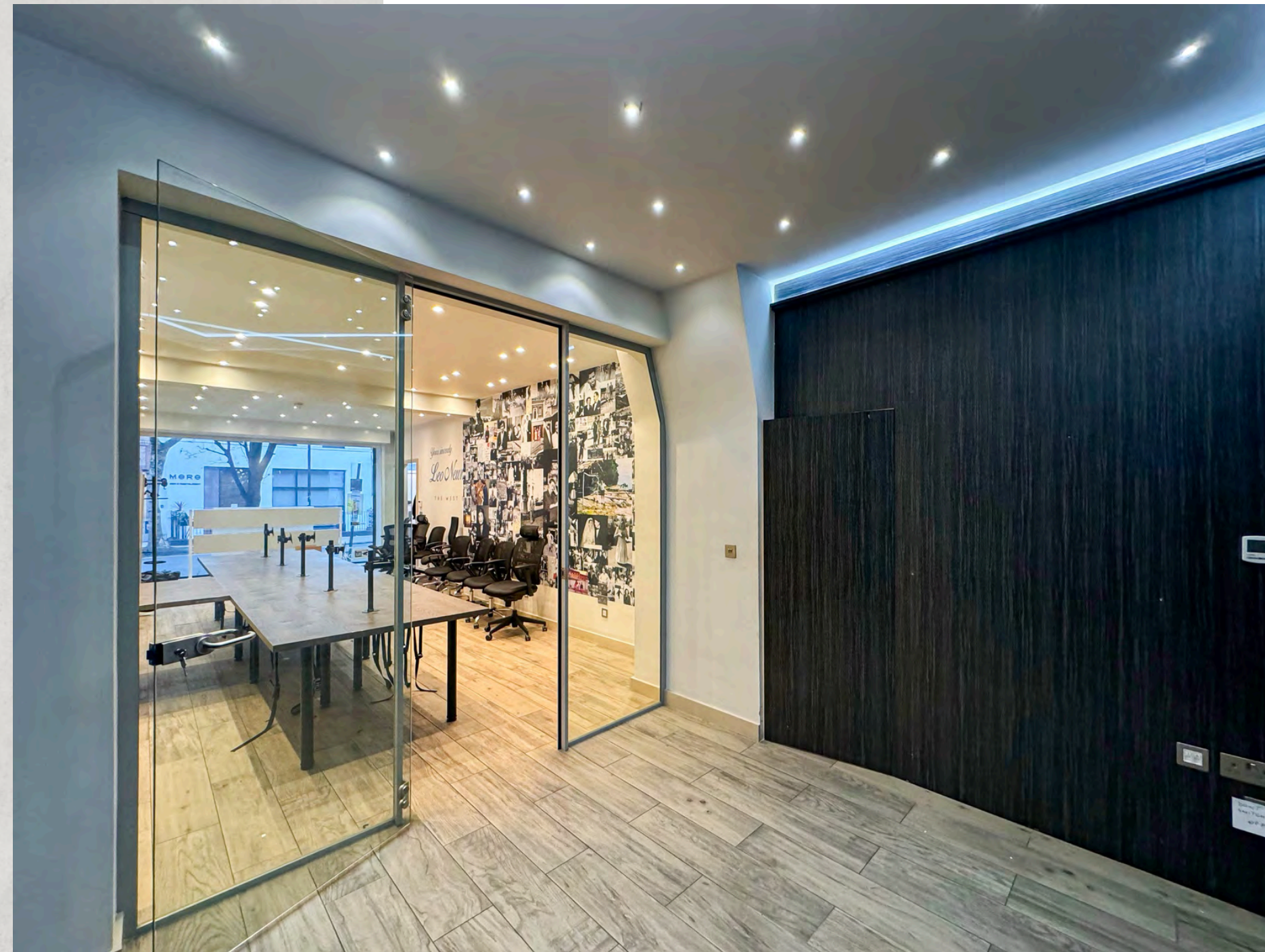
Description

The unit is self-contained and arranged over the ground Floor.

Suitable for a number of occupiers the space benefits from a large shop frontage, good ceiling height throughout, a meeting room, a Kitchenette, Comfort Cooling (not tested), spotlighting and a security System (not tested) in place.

Specification

- Spot Lighting
- Timber Effect Vinyl Floor
- Comfort Cooling (Not Tested)
- Separate Meeting Room
- Staff Kitchen
- Good Frontage
- Security System (Not Tested)
- Communal WCs



Photos



Location



Vegabond Wines



Charlotte Street Hotel



BT Tower



ROKA

Location

The premises is located on the West side of Charlotte Street and is a short walk from Goodge Street (0.1 miles), Warren Street (0.4 miles) & Tottenham Court Road (0.4 miles) Underground Stations.

The property is in close proximity to a number of food and drink establishments such as ROKA, Vagabond Wines, Gaucho, Salt Yard, Côte Brasserie, Wrap It Up and numerous other operations. The property is also short walk from Regents Park which is home to London Zoo and Queen Marys Rose Garden.

85 CHARLOTTE STREET

RIB

Financials

Floor	Ground floor
Total Size (sq.ft.)	592
Quoting Rent (p.a.) excl.	£67,500
Service Charge	£2,116
Estimated Rates Payable (p.a.)	£10,479
Estimated Occupancy Cost excl. (p.a.)	£77,979

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 are 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

The property has an EPC rating of B-38.

VAT

TBC.

FLOOR PLANS

Scaling floor plans available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

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. December 2024



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