



ROBERT IRVING BURNS



91 MORTIMER STREET

LONDON W1W 7SR

TO LET

BRIGHT WORKSPACE

353 - 1,061 SQ. FT.

1st, 2nd & 3rd Floor

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR



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Location

Situated in the vibrant Fitzrovia district, 91 Mortimer Street offers an exceptional retail opportunity in the heart of London. This prime location benefits from high foot traffic and is surrounded by a dynamic mix of boutique shops, trendy cafés, and renowned restaurants. Fitzrovia's creative and professional community adds to the area's energetic atmosphere, making it a sought-after destination for both locals and visitors alike.

With its central location and proximity to major shopping and business hubs, 91 Mortimer Street is a perfect spot for retailers looking to establish themselves in one of London's most exciting neighbourhoods.

Description



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The property is located on the West side of Great Portland Street at the junction with Little Portland Street. The property is situated within walking distance of Great Portland Street and Oxford Circus Underground Stations

The offices are arranged over 3 floors (1st to 3rd) and have recently been refurbished to a good standard. There is a generous roof terrace providing excellent views across Fitzrovia.

Specifications

1st, 2nd & 3rd Floor

- 3.2m Ceiling Height (1st Floor)
- Kitchenette - 1 x WC (Internally Demised on each floor)
- Spotlights - 2.92m Ceiling Height (2nd Floor)
- Engineered Flooring
- Natural Light from Both Sides.
- Standard Radiators
- Mitsubishi Comfort Cooling Unit (Not Tested) - Door Entry
- System
- Roof Terrace (3rd floor)





Financials

Floor	1st Floor	2nd Floor	3rd Floor	Total
Size (SQ FT)	355	353	353	1,061
Quoting Rent (PA)	£25,000	£25,000	£25,000	£75,000
Estimated Rates Payable (PA)	£6,487	£6,487	£5,863	£18,837
Service Charge (PSF)	£3,600	£3,600	£3,600	£10,800
Estimated Occupancy Cost (PA)	£35,087	£35,087	£34,463	£104,637

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

New effective Full Repairing and Insuring lease(s) 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

Available on request.

VAT

The property is not elected for VAT.

FLOOR PLANS

Scaled 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. January 2025



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CONTACT US

Ben Kushner
020 7927 0637
Ben.k@rib.co.uk

Thomas D'arcy
020 7927 0648
Thomas@rib.co.uk

Michael Georgiou
020 7927 0743
Michael.g@rib.co.uk

WWW.RIB.CO.UK