

# 45 Newman Street

## London W1

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**Self-contained Ground & Lower Ground Floor Premises**

**Located directly opposite the recently opened Newman Hotel.**

**Class E (Retail, Medical, etc.)**

**Available: June 2026 (or earlier by arrangement)**

**Ground & Lower Ground Floor**

**682 SQ.FT.**



**RIB**

**ROBERT IRVING BURNS**



45 Newman Street



## DESCRIPTION

The opportunity comprises ground and lower ground floor class E accommodation, currently utilized as a pharmacy and benefiting from excellent natural light to both the front and rear elevations.

The premises have undergone a comprehensive upgrade within the last five years, including new electrical installations, central heating, lighting, flooring, smoke alarm system, and a CCTV system (not tested). The space further benefits from Toshiba ceiling-mounted comfort cooling (not tested).

Additional storage is provided via vaults located on the lower ground floor, together with a rear lower ground floor yard area, offering valuable ancillary space.

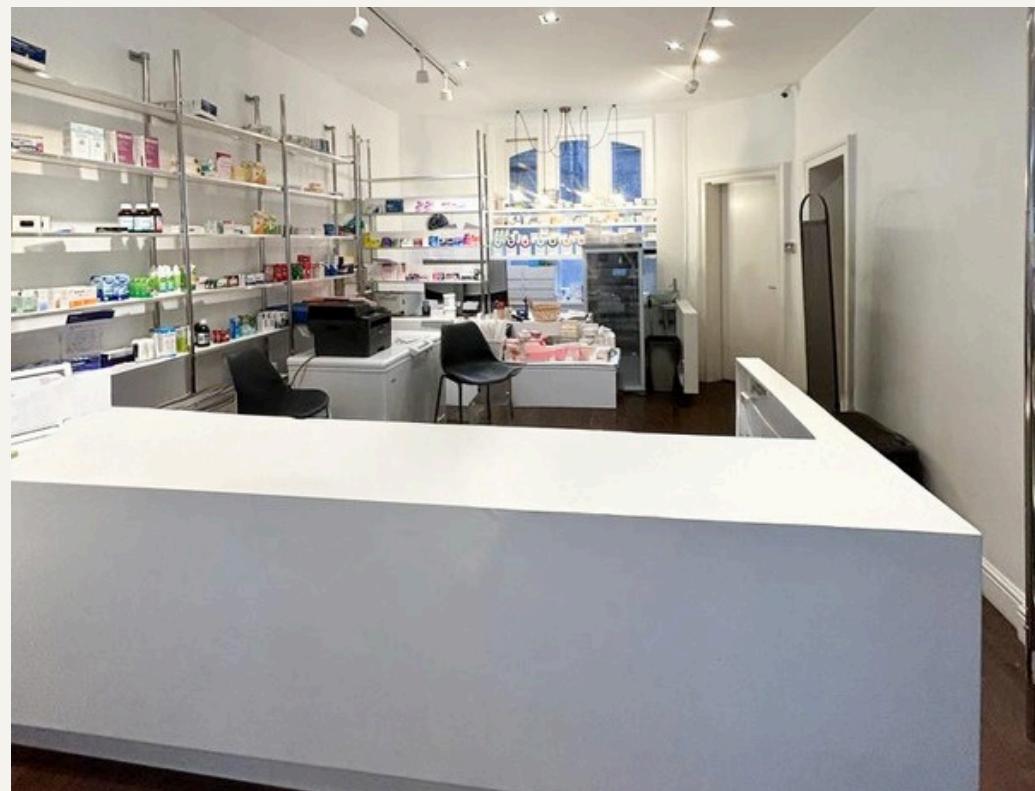
## FINANCES

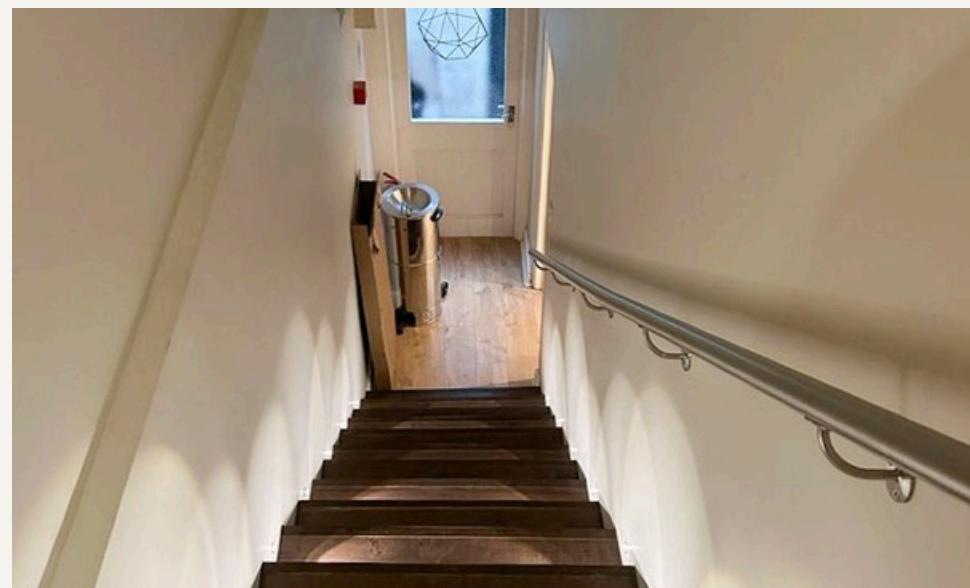
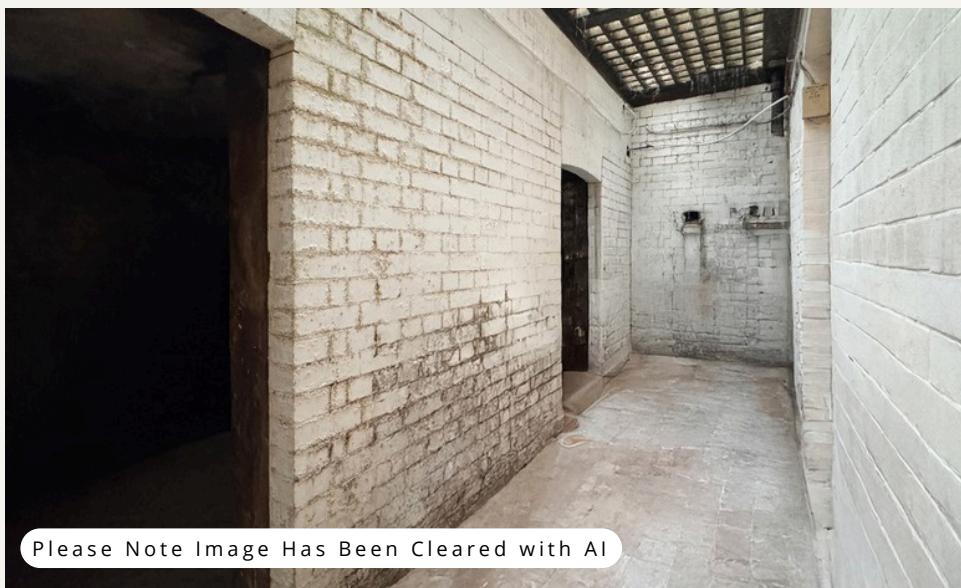
TOTAL SIZE (SQ.FT.)	563
QUOTING RENT (P.A.)	£55,000
ESTIMATED RATES PAYABLE (P.A.)	£10,604
SERVICE CHARGE	TBC
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£65,604</b>

## AMENITIES

- EXCELLENT NATURAL LIGHT TO FRONT AND REAR
- PROMINENT STREET FRONTAGE
- ROLLER SHUTTER (NOT TESTED)
- TWO WCS
- TOSHIBA CEILING -MOUNTED AIR CONDITIONING (NOT TESTED)
- CENTRAL HEATING
- SPOT LIGHTING THROUGHOUT
- SMOKE ALARM INSTALLED
- STORAGE VAULTS







Please Note Image Has Been Cleared with AI



#### LOCATION & SITUATION

LOCATED IN  
FITZROVIA

The property occupies a prime position in the heart of Fitzrovia, prominently located on the southern side of Newman Street, close to its junction with Goodge Street. The surrounding area benefits from a vibrant and diverse mix of office, retail, leisure, and hospitality occupiers, including Estée Lauder, Barrica Tapas Bar, Benitos Hat, Salt Yard, and the newly opened Newman Hotel, further enhancing the area's appeal.

The property is exceptionally well connected, with Goodge Street Underground Station (Northern line) and Tottenham Court Road Underground Station (Northern & Central lines, Elizabeth line) both within easy walking distance.

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## FURTHER INFORMATION

### LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

### POSSESSION

Available from June 2026 (or earlier by arrangement). 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 floor plans available upon request.

### VIEWINGS

Strictly through Robert Irving Burns.

## CONTACT US

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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 2026.



ROBERT IRVING BURNS